

# DESIGNS FOR 60 SMALL HOMES FROM \$2,000 TO \$10,000

*By* SAMUEL GLASER, *Architect*



*How* **HOW TO BUY, BUILD, and FINANCE** *a Small Home*







# THE prospective home builder

with limited income, who does not want to be confused by arguments for and against certain types of construction and financing, who simply wishes to know how far his money will go toward what kind of a house, will find this book invaluable. There are many books on small house design, but none of them (within certain specified limits) will prove as useful as this which describes sixty American homes ranging in cost from \$2,000 to \$10,000. These are original designs and not reproductions of houses long since built.

The author, who is a successful Boston architect, begins his book with a brief discussion of a general plan of action for the reader who may be interested in building, and then gives sixty house designs, devoting a full page to each individual house. He offers an architect's drawing of the exterior view of the finished house, the floor plans, a brief general description, and an outline of the specifications. He also discusses the approximate cost.

The houses are of four types—American Colonial, English Cotswold, French Provincial and Modern—and they are as varied in construction as in design. Mr. Glaser makes no pleas for a single method of construction in the face of regional variations in the price of raw materials. He uses frame construction, concrete block with poured concrete floors, brick veneer and stone. In general, the materials specified are nationally advertised and easily obtainable. To complete the picture, Mr. Glaser ends with a survey of living requirements in the low cost field, giving advice on general living activities, dining activities, culinary activities, relaxation requirements, housekeeping requirements, and recreational activities. Great care has been exercised in the selection of materials to provide maximum house value.

The unique feature of the author-architect's plan lies in the fact that if the reader finds a house among the sixty shown that meets with his requirements, he can purchase plans and specifications from the author at a nominal cost. The construction specifications for these houses have been carefully worked out to meet with the rigid building requirements of the Federal Housing Administration and all other qualified mortgage institutions.

As an additional check, Mr. Glaser points out that every lending institution has an architect on its staff whose duty it is to supervise periodically and check the progress of the house construction in the interests of both the lending institution and the owner. In any case, a dependable contractor can follow these plans and build a complete and satisfactory house with the utmost ease. In other words, if the reader follows Mr. Glaser's plan and purchases one of these tested small house designs, he may avoid a number of pitfalls awaiting the inexperienced buyer and builder.







DESIGNS  
FOR  
60 SMALL HOMES  
*from \$2,000 to \$10,000*

BY SAMUEL GLASER, ARCHITECT

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*Showing* HOW TO BUY, BUILD, *and* FINANCE a Small Home



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# Foreword

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"DESIGNS FOR SMALL HOMES" is the result of the author's many years experience in designing and building small homes for families of moderate incomes. Through this book, he passes along to you many practical ideas and suggestions which he hopes you'll find interesting and helpful in planning your own home.

In this book of home ideas, the author deliberately sets out to prove that the family with a modest income can afford a small house that is architecturally planned, professionally designed, practical as well as beautiful in every last detail.

So that you may enjoy the advantages of an architect-planned home, the author has made available, at a nominal cost, *complete working drawings and specifications* of each of the homes described and illustrated in this book.

Home ownership is an investment in living. The author sincerely hopes that "DESIGNS FOR SMALL HOMES" will help to make *your* investment yield rich returns for many years to come.

## *Things to Consider Before You Build*

*Suggestions that can make home-building one of the most satisfying and thrilling adventures of a lifetime.*

OF COURSE you wish to own your own home. It expresses the fundamental urge which we all have for permanency, security, the enjoyment of an integrated, peaceful social life among neighbors and friends. Home ownership has provided the family background for this great country of ours ever since the Pilgrims established their own homes in Massachusetts.

For most of us, building or buying our own home represents the major investment of a lifetime. That's an all-important fact to keep uppermost in our minds. To the average layman, visualizing a completed new house, sparkingly new and modern, there

usually exists only the slightest understanding of the thousand and one details which must be well planned, carefully specified and controlled to assure fair costs and sound construction.

That is where the architect justifies his long years of technical training. It is his job to know not alone the basic fundamentals of sound home construction, but also to keep up-to-date in the vast changes constantly being made in new building materials, construction advances, and modern equipment. He must know about financing, about fitting your new house to present and future family needs, and how to plan that kind of a home which you can finance safely out of income.

You wouldn't start off blithely to build a motor car for your family to ride in; neither will you wish to plan the building of your own home without obtaining the best professional advice and guidance you can afford—guidance that will assure sound construction and design, reflecting itself in low upkeep and maintenance costs and minimizing the factor of depreciation.

Your new house should be a true monument to your years of hopes and dreams, a home to be loved and cherished from generation to generation.

But now, let's consider the practical factors that enter, generally and specifically, into this adventure of building one's own home.

### 1. WHAT KIND OF A HOUSE DO WE NEED?

That's the first question you should ask yourself—and to which you should attempt to obtain the right answer. A just-married couple may well be satisfied with the country equivalent of a four-room city apartment. However, they will wish to plan far enough ahead to provide the necessary quarters for children. On the other hand, parents with adolescent children who may marry within a few years may find it preferable to struggle along with a minimum of room, anticipating the time when only father and mother will occupy the home.

Thus, age as well as number of persons in the family should be considered. Elderly, infirm or invalid persons may wish their bedroom accommodations on the first floor. A bungalow type of house may save the housewife much extra labor if maid-service is not available. And, of course, consideration of the family's importance in its community is always a major factor.



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These are just highlights—there are other self-evident requirements that govern the size of house you need. And one of these questions must be—

## 2. WHAT CAN WE AFFORD?

Few of us, unfortunately, can disregard cost when we think of home-building. Cost is one thing we must all be intensely practical about. While there is, as yet, no scientific answer to what one should pay for a home, the table below provides a reasonable guide. Based upon a knowledge of family incomes and real estate values, it indicates that a family may wisely invest from twice to three times TOTAL ANNUAL INCOME in its own home. The ratio dwindles as the income increases. It usually figures, also, that MONTHLY costs should not exceed 25% of MONTHLY INCOME.

Annual Income	Price of House	Ratio	$\left\{ \begin{array}{l} \text{Cost of House} \\ \text{to} \\ \text{Annual Income} \end{array} \right.$
\$1,500 to \$2,000	\$4,500 to \$6,000	3.0	
2,000 to 3,000	6,000 to 7,500	3.0 to 2.5	
3,000 to 4,500	7,500 to 9,000	2.5 to 2.0	
4,500 to 7,500	9,000 to 15,000	2.0	

## 3. IMPORTANCE OF PLANS AND SPECIFICATIONS

Keeping the above figures in mind, it is easy to realize the important part played by plans and specifications in helping to *visualize* our completed house long before the steam shovel starts biting out the foundation. Thoroughly prepared plans and details on paper are your protection against extras, the extras that all too often may upset a pre-determined budget. The plans in this book, and the specifications and details available for each plan, are complete to help you avoid the extra costs that may otherwise cause you to exceed your building budget substantially.

## 4. WHAT TYPE OF HOUSE DO WE WANT?

Here again, family needs and family income, as well as personal preferences, must serve as a guide to the type of home you wish to build. The home designs in this book offer, therefore, a wide choice of architectural designs, room arrangements and modern or traditional styles of houses. If your heart's desire is a home in the Colonial tradition, you'll find within these pages plans ranging from the simple Cape Cod Colonial to the Williamsburg type. There are plans that reflect the age-old styles of English Cotswold and English Manor houses. There are many plans that reflect the charm of French

Provincial architecture. And there are several examples of modern architecture, functional as an express highway but warm and homey as every house must be.

## 5. CHOOSING THE SITE

The selection of the right site for one's home should receive proper consideration. Briefly put, these factors all should be looked into and proven right before a home site is purchased. *The general district*—Are the prevailing land-values suitable? How about future growth—will it adversely affect character and value of the district? Are transportation facilities adequate for business, shopping, marketing? How about zoning ordinances and building restrictions? Sanitation—water, sewage, surface drainage, disposal of rubbish and garbage? What about the availability of schools, parks, playgrounds, recreation and church facilities?

When it comes to the homesite itself, these things should be checked: Is there under-surface ledge that will need blasting, or excessive filling and grading required? These mean extra expense. Is the lot high and dry, with good natural drainage and provisions for carrying off storm water? Are there shade trees and shrubbery? Is there a good view? What about sunlight and prevailing winds? Is the cost of the lot in reasonable proportion to the total cost of house and land? An unimproved lot should cost no more than 10% of what you expect to spend—an improved lot may cost from 20% to 25% of the total, but never more than 30%.

These should never be guessed at—they are things to know.

## 6. WHAT ABOUT EQUIPMENT?

Few persons stop to figure how much modern equipment adds to the cost of a house—although today's home represents greater comfort, convenience and value than the houses built even as recently as five years ago. Obviously, there is a wide variation to select from, both in quality and price, when equipment comes up for consideration.

The specifications available for each of the plans shown in this book include complete, specific recommendations as to equipment—equipment of the best possible quality consistent with the cost of each design. This equipment is nationally advertised and should be available in your community.



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## 7. THE MATTER OF FINANCING

No one will quarrel with the fact that the ideal way of financing a home is to pay cash in full for house and land. Few of us are in that position, so the next best thing is to make as large a down payment as one can, in order that the carrying costs of mortgage financing be kept as low as possible. The less financing you need to do, the lower your monthly carrying costs. (See Table I.) The shorter the term of years for which a mortgage loan is contracted, the less you pay in total interest charges, although a fewer number of years increases the monthly amount required. (See Table II.) A low percentage loan not only means lower monthly interest and principal charges, but often enables the home builder to obtain a lower rate of interest also. Obviously, a 50% mortgage loan is a better risk for a financing institution than an 80% loan.

The most popular type of home financing loan today is the so-called Direct Reduction Loan, available through building and loan societies, federal savings and loan associations, co-operative banks, and other types of thrift institutions. This is actually a budget plan, liquidating mortgage, in which monthly payments for a stated term of years eventually eliminate the mortgage completely. Table III shows how this works.

TABLE I

Carrying Charges on a \$6,000 House with Varying Amounts Paid Down

Down Payment in Dollars	Amount of Loan	Per Cent of Loan	Carrying Costs per Month*
\$3,000	\$3,000	50%	\$21.48
2,400	3,600	60%	26.78
1,800	4,200	70%	30.07
1,200	4,800	80%	34.37

\*Figured at \$7.16 per \$1,000 of loan, based on a 20 year loan at 6%. This includes payment of interest and payment against principal. Rate used for illustrative purposes only. To arrive at total monthly carrying costs, include one-twelfth of annual taxes on property.

TABLE II

Monthly Carrying Charges on a \$4,000 Loan for Varying Term of Years (6% Interest)

Amount of Loan	Period of Years	Cost per \$1,000 per Month	Total Cost per Month	Total Interest Cost
\$4,000	12 Years	\$9.76	\$39.04	\$1,620.88
4,000	15 Years	8.44	33.76	2,074.96
4,000	16 Years	8.11	32.44	2,231.84
4,000	20 Years	7.16	28.64	2,877.72

TABLE III

Monthly Payment per \$1,000 of Loan—\$7.16+

At End of Year	To Interest	To Principal	Balance Due on \$1,000
1	\$4.88	\$2.29	\$973.30
2	4.74	2.43	944.96
3	4.59	2.58	914.86
4	4.43	2.74	882.91
5	4.26	2.90	848.99
10	3.24	3.92	645.10
15	1.88	5.29	370.31
20	.03	6.73	PAID OFF

The same principle of amortization applies to all direct reduction loans regardless of interest rate.

TABLE IV

The FHA Plan (90% Financing for 25 Years at 4½% Interest)

Amount of Loan	Down Payment	Per Cent of Loan	Carrying Costs per Month**
\$5,400	\$600	90%	\$32.20
4,500	500	90%	26.83
3,600	400	90%	21.47
2,700	300	90%	16.10

\*The down payment may be in cash, or land.

\*\*The above carrying costs include payment to principal and interest (at 4½%), and one-half of one per centum mutual mortgage insurance premium. The principal and interest payment at 4½% for 25 years is at the rate of \$5.56 per \$1,000.

Under this plan the application must be submitted and plans approved before construction is started. A home would NOT be eligible for 90 per cent financing for 25 years if construction is started before approval by FHA, and the maximum financing possible without such approval would be 80 per cent for 20 years.

## FHA LENDS NO MONEY . . . . .

The Federal Housing Administration's home financing system provides a number of protective features both to home owners and lenders. It is designed to place home ownership within easy reach of the average wage earner, to stabilize interest rates, and to improve the quality of housing. The Federal Housing Administration (FHA) does not lend money for home financing. It simply insures loans made by private lending institutions and involves the use of only private lending capital. FHA's insistence on sound construction standards and neighborhood requirements assures, as far as possible, that the homes offered as security for insured mortgages are durably built, in communities of established value, and under general conditions that promise stability and usefulness of home and neighborhood over a long period of years.



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## *Complete Working Blueprints and Specifications*

for any house design reproduced in this book may be obtained by writing the author at the address given below. *Any dependable contractor can erect a complete and satisfactory house from these plans.* As an additional check, most lending institutions have an architect on their staffs whose duty it is to supervise and check periodically the progress of the construction in the interest of both the lending institution and the home owner.

Revisions of any of these plans may be made to incorporate special requirements of the prospective home builder. Materials indicated in the descriptions of the exteriors of the houses illustrated may be changed in accordance with individual desires.

All inquiries should be directed to the author-architect:

SAMUEL GLASER, *Architect*

162 Newbury Street, Boston, Massachusetts

*Please be sure to specify PLAN NUMBER of house when making inquiry.*



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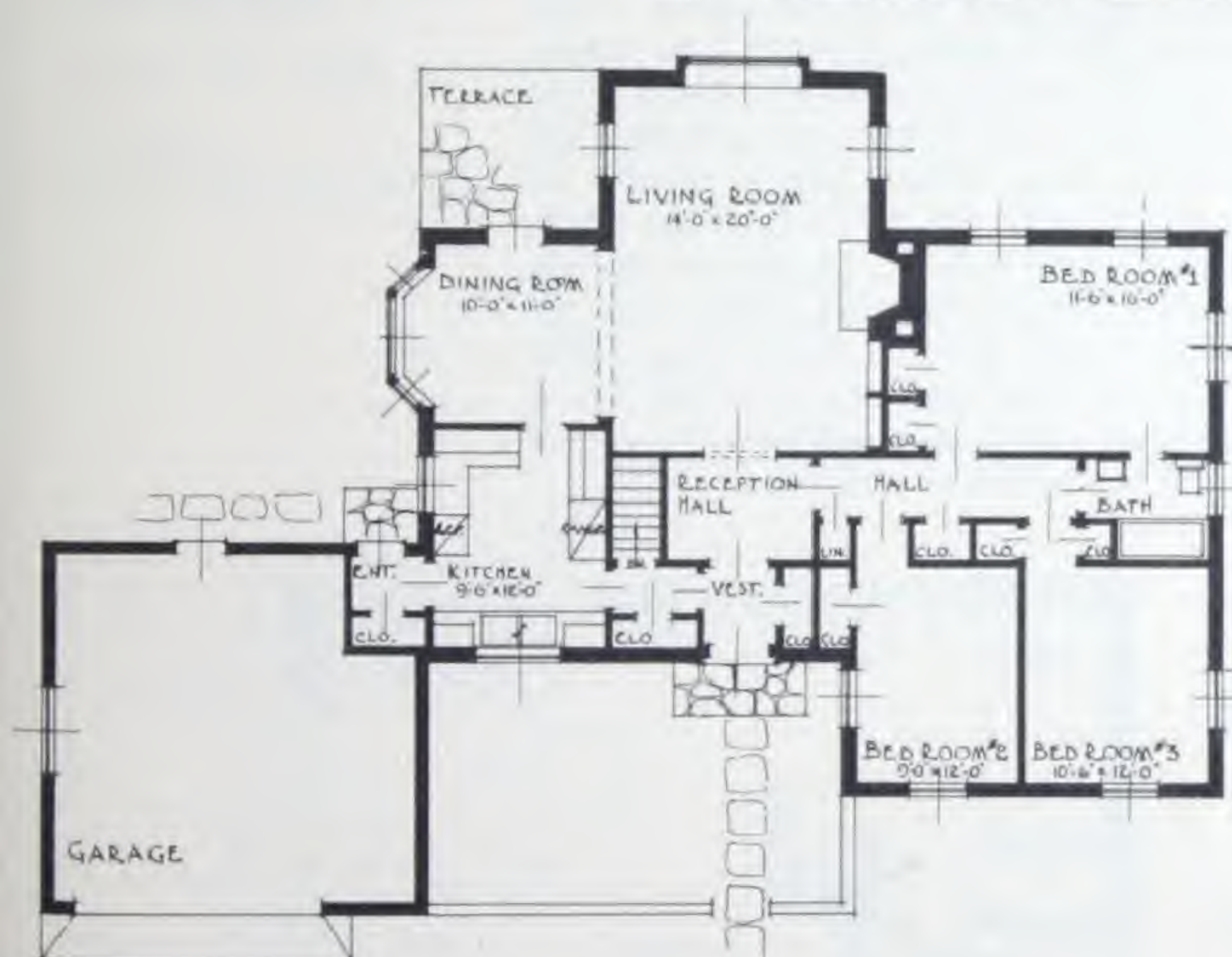
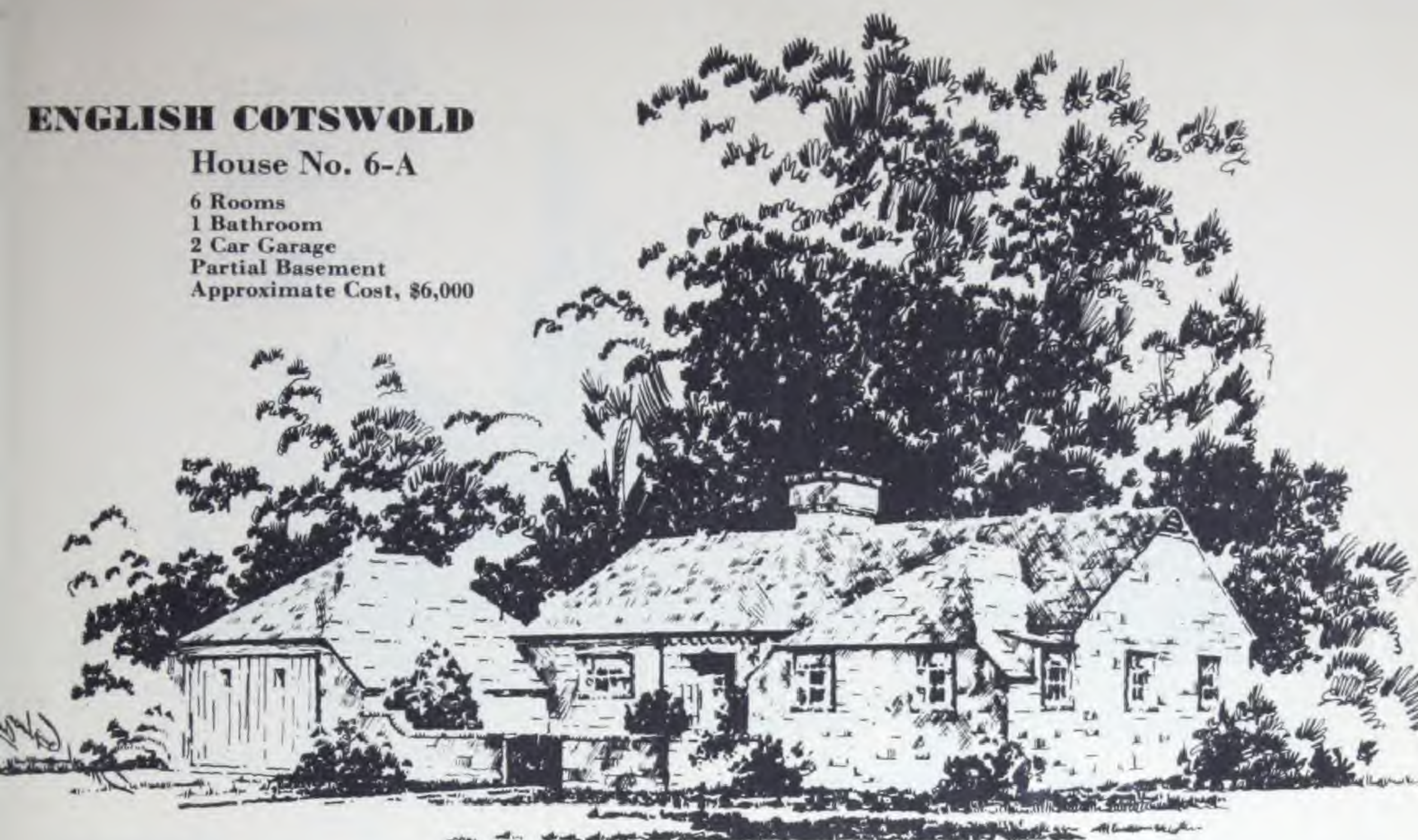
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# ENGLISH COTSWOLD

## House No. 6-A

6 Rooms  
1 Bathroom  
2 Car Garage  
Partial Basement  
Approximate Cost, \$6,000



### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete block, random size.  
Interior walls—strapping, plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and ceilings.

**WINDOWS:** Steel casements. Copper screens.

**FLOOR COVERINGS:** Oak flooring. Linoleum in kitchen and bathroom.

**WOODWORK:** Natural pine in living room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

"FIRST take a garden" is the way this house begins. Most houses these days have plenty of windows and are fond of looking out, but this one is a regular lighthouse for views. It's meant to be wreathed in flowers, as if it were set in a garland of them. Every room looks out on two sides, and the living room looks out on three. . . . Since it's a three-bedroom house, it's meant for a sizeable family. Do you like to play with plans for orientation—how to face a house? Try this one south or slightly southeast. Result: Morning sun for kitchen and dining room, afternoon for terrace (the living room is sunny practically all day), and sunset views for the owner's bedroom and the one on the southwest corner. . . . That leaves the southern sun for the front walled garden. The southeast bedroom, moored in flowers and cut off from long summer twilights, goes to a lucky child. . . . This house suggests that you leave packages of flower seeds on every window sill. Whenever there's a chance, lean out and sprinkle a handful.



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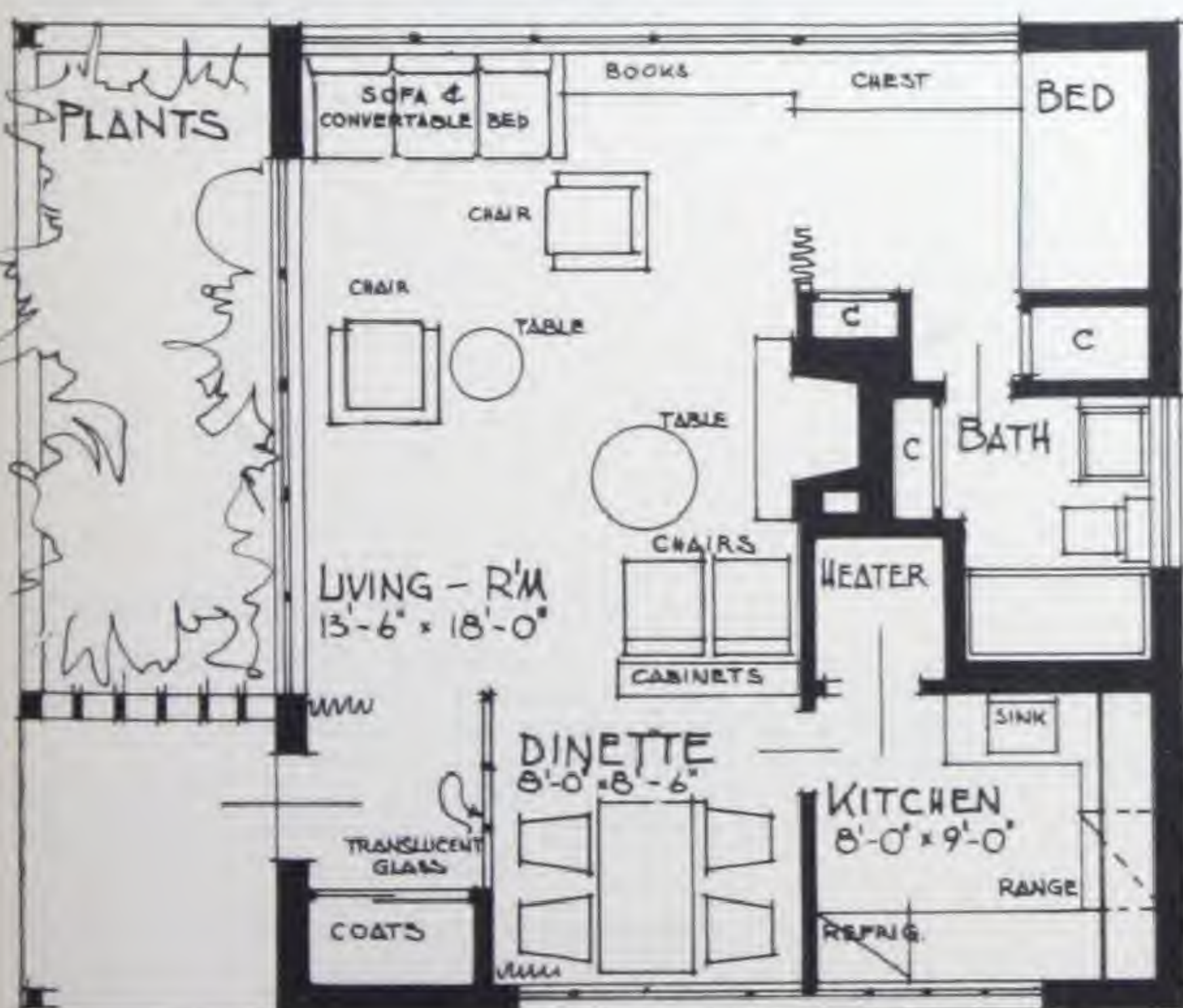




## MODERN House No. 4-E

4 Rooms  
1 Bathroom  
Approximate Cost, \$2,000

"Live alone and like it" is a present-day slogan. We defy any one to live alone in this pocket-sized paradise and ever think of trying anything else. . . . See the sofa-bed for over-night guests, the baby kitchen and the "cellar" that you manage with one hand. See the closets and the dinette for a cosy foursome. The living room will take a dozen or more for a buffet spread, and for plain parties an almost unlimited crowd. See the two-some chairs drawn up to the fire, with a table at hand. Notice the honest-to-goodness vestibule and the coat closet. . . . The huge window-wall across the front of the house looks out on the view with flowers for footlights. Easy chairs are drawn up to enjoy it, and books are within arm's reach. . . . The only trouble with this house is that single ladies who occupy it will find they never get taken out any more; their beaux will come to call and forget to leave. And bachelor occupants may discover any day they have a wife on their hands. . . . With a house like this they can make Clark Gable seem like a pretty feeble second choice.



## CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
STRUCTURE: Exterior walls—cinder concrete blocks, stucco finish.  
Interior walls—strapped and finished in plywood panels.  
Floor construction—concrete slab on cinder fill.  
ROOF CONSTRUCTION: Wood rafters covered with U. S. Gypsum weather board and rolled roofing.  
INSULATION: U. S. Gypsum weather board.  
WINDOWS: Steel casements. Copper screens.  
FLOOR COVERINGS: Colored concrete.  
WOODWORK: Natural woods.  
PAINTING: Three coats.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable, indirect lighting.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Gas heating unit.



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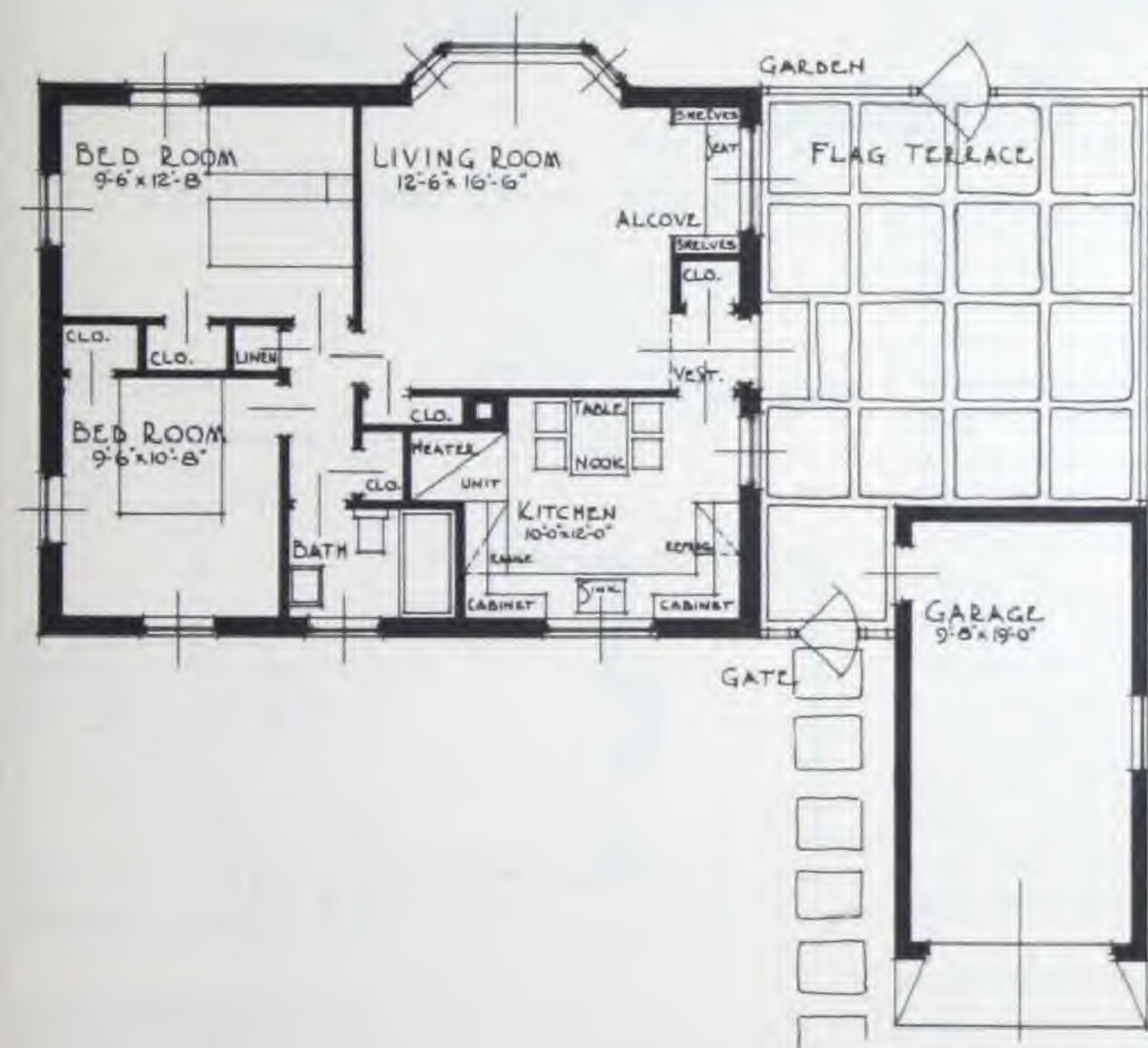
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# COLONIAL

## House No. 4-D

4 Rooms  
1 Bathroom  
1 Car Garage  
Approximate Cost, \$3,400



### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, shingles.  
Interior walls—plywood, special wall finish.  
Floor construction—concrete slab, insulated over cinders.  
**INSULATION:** Walls and ceiling.  
**WINDOWS:** Wood, double hung. Copper screens.  
**FLOOR COVERINGS:** Linoleum.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Gas fired air conditioning unit.

LIFE isn't always a bowl of cherries, and many of us, though we wouldn't be bothered with the trials of a country estate, have sometimes longed for some of their more outstanding features—such as the great terrace, screened from the passerby, where the family moves out *en masse* each spring to stay till snowfall. . . . But why not a terrace for the small-sized house? There is no reason at all why not, and here is the idea on the subject—a room in the sun, open to every fragrant garden breeze, walled for seclusion (the wall makes a lovely place for vine-covered trellises and perhaps a small fountain), and so wide and friendly that the owners will have to put up a "measles" sign if they want to keep friends and neighbors from popping in on any excuse or none. . . . Behind it is the size house you can run with one hand while the other stirs a cake or tumbles roses into a vase. . . . Dine on the terrace, in the cosy kitchen or in the living room; but don't curl up on that window-seat at mealtimes, for if you do, you'll forget to leave.



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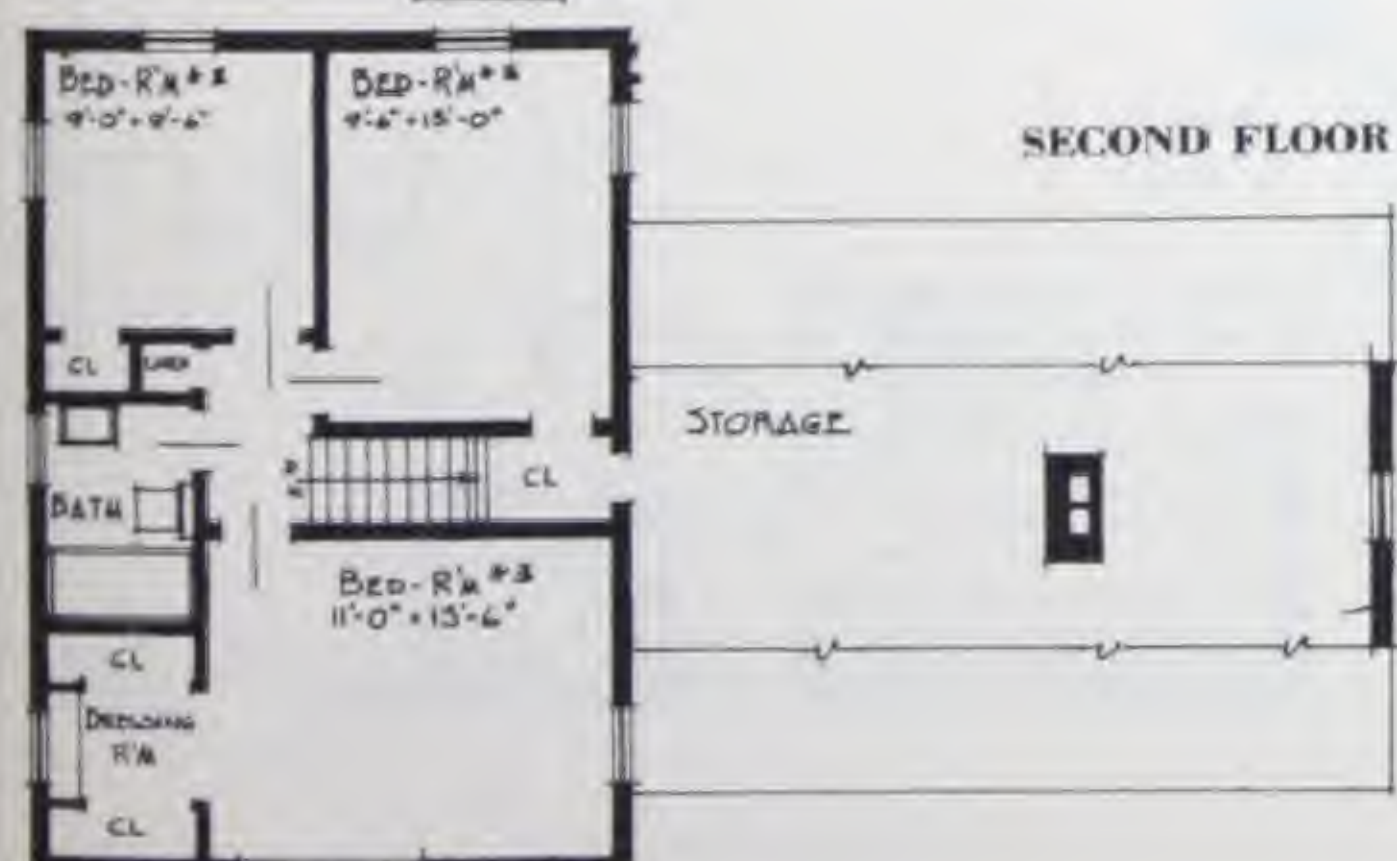
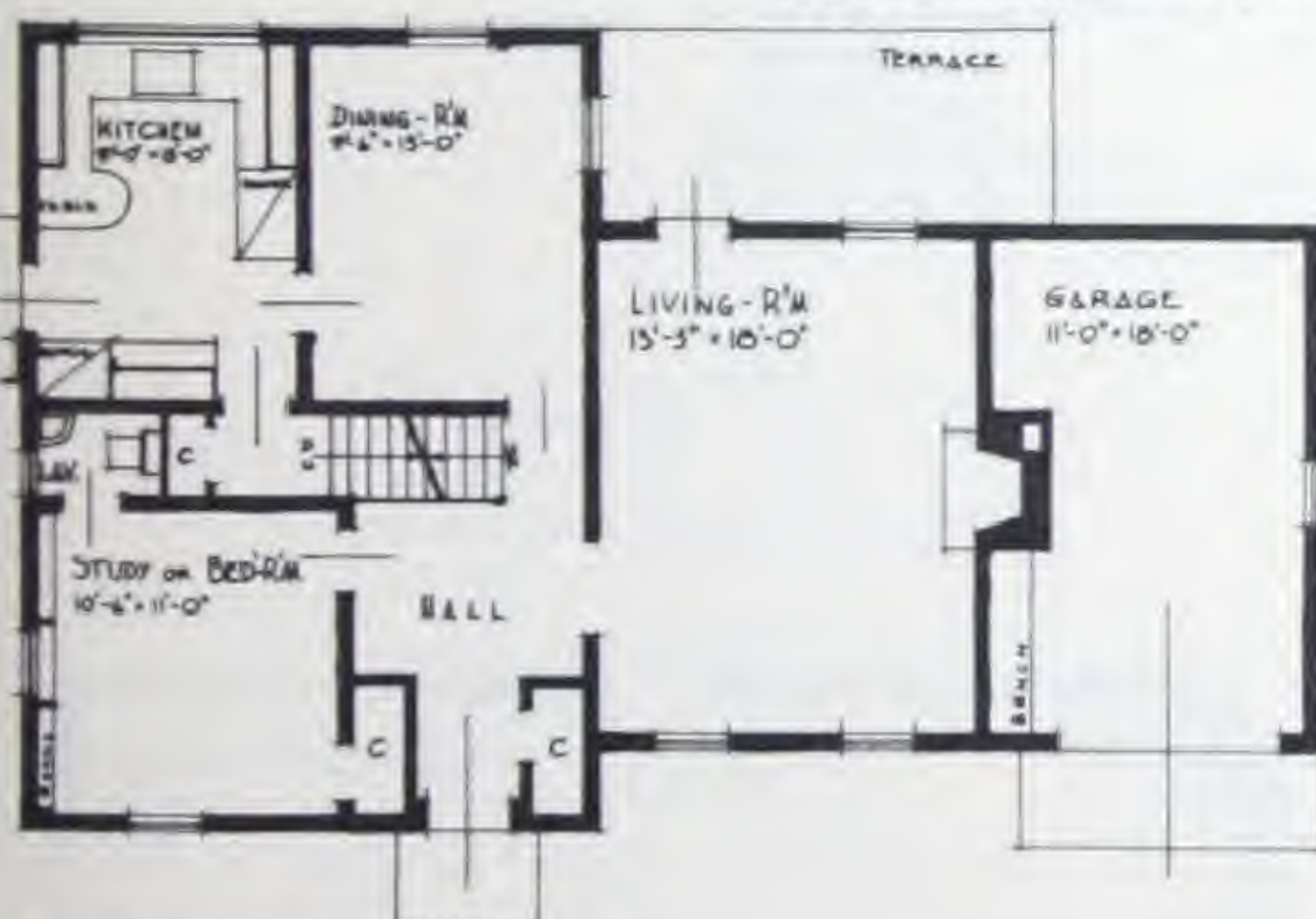




## COLONIAL House No. 7-NN

7 Rooms  
1 Bathroom and  
Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$6,800

### FIRST FLOOR



LADIES in panniered silken gowns, gentlemen in snowy wigs and scarlet coats—all the charm of eighteenth century America is inherent in the serene formality of this small house. It's reminiscent of Virginia rather than New England. It might easily find a place waiting for it in Colonial Williamsburg, for the long, chimney-ed wing is a reminder, on a simpler scale, of the "great houses" of the South. The plainness of the pediment and the garage door contribute to its restraint, while the round third-story louvre and the tall chimney lend distinction. . . . The very smallness of its scale is one of its charms, for it has every requisite for luxurious living and easy entertaining and at the same time is as easy to take care of as a playhouse. . . . The living room is particularly attractive; it's the decorator's ideal, with windows on two of the walls and the other two unbroken, for furniture background. The kitchen has a built-in breakfast table, and no eighteenth century belle could have had a more delightful lure to loveliness than the big dressing room off the master bedroom.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, clapboards.  
Interior walls—plaster.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceiling.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, bathroom and lavatory.

**WOODWORK:** Pine for painting.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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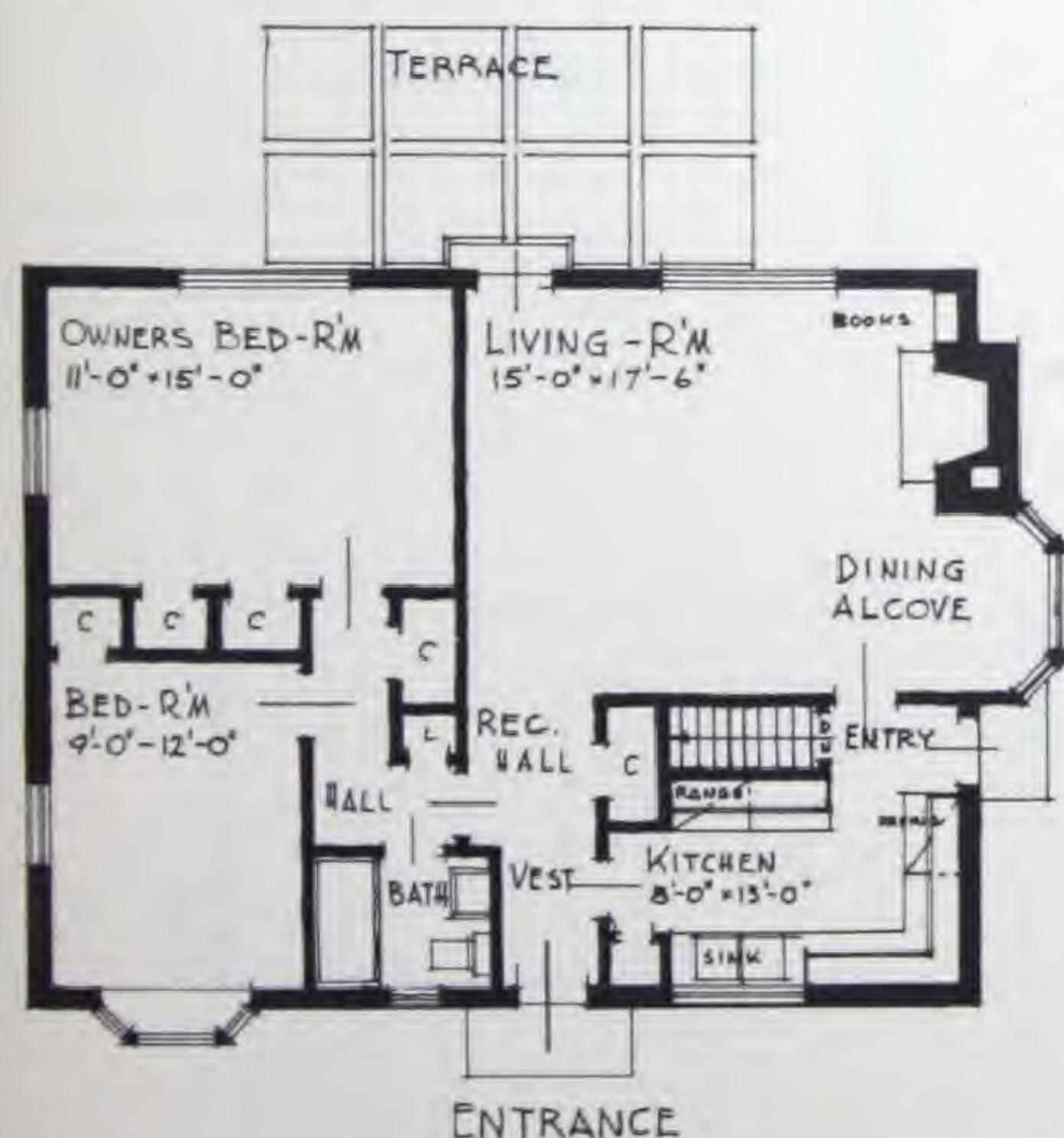




## ENGLISH COTSWOLD

### House No. 4-A

4 Rooms and Dining  
Alcove  
1 Bathroom  
Partial Basement  
Approximate Cost, \$4,000



HERE is a Cotswold for a rear garden. Perhaps your lot has an especially nicely shaded and sheltered back exposure. Perhaps you have an incurable longing for an outdoor retreat which will be for you and your family alone. Many people feel that way nowadays, and a Janus-headed house, facing back as well as front, is the answer to their need. . . . No shipbuilder could have designed a more compact plan, and no shipbuilder could help beaming when he sees the almost unbelievable spaciousness, privacy and step-saving afforded by the arrangement of every last square inch of room. The bathroom, for instance, doubles as a modern "powder room," and the kitchen is so handily planned that the bride, sitting on her new high stool, can locate the very last tin of spice in the spice box without moving from her perch. . . . Have you loved to dine where you can watch the flicker of firelight? The dining alcove provides just that.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete.

**STRUCTURE:** Exterior walls—cinder concrete blocks, random size.  
Interior walls—plywood with special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Exterior walls and first floor ceiling.

**WINDOWS:** Steel casements. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in bathroom and kitchen.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable throughout.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

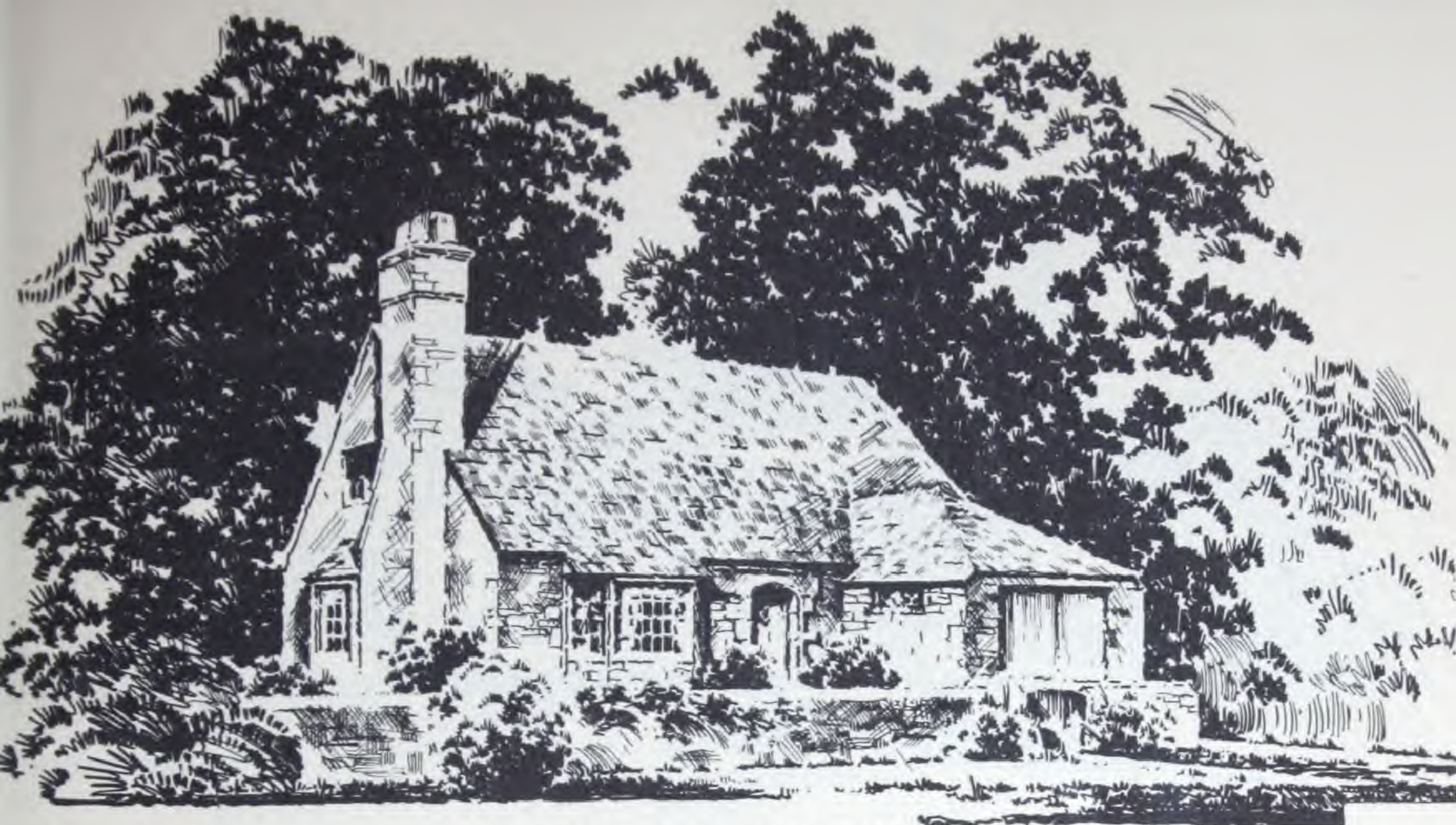


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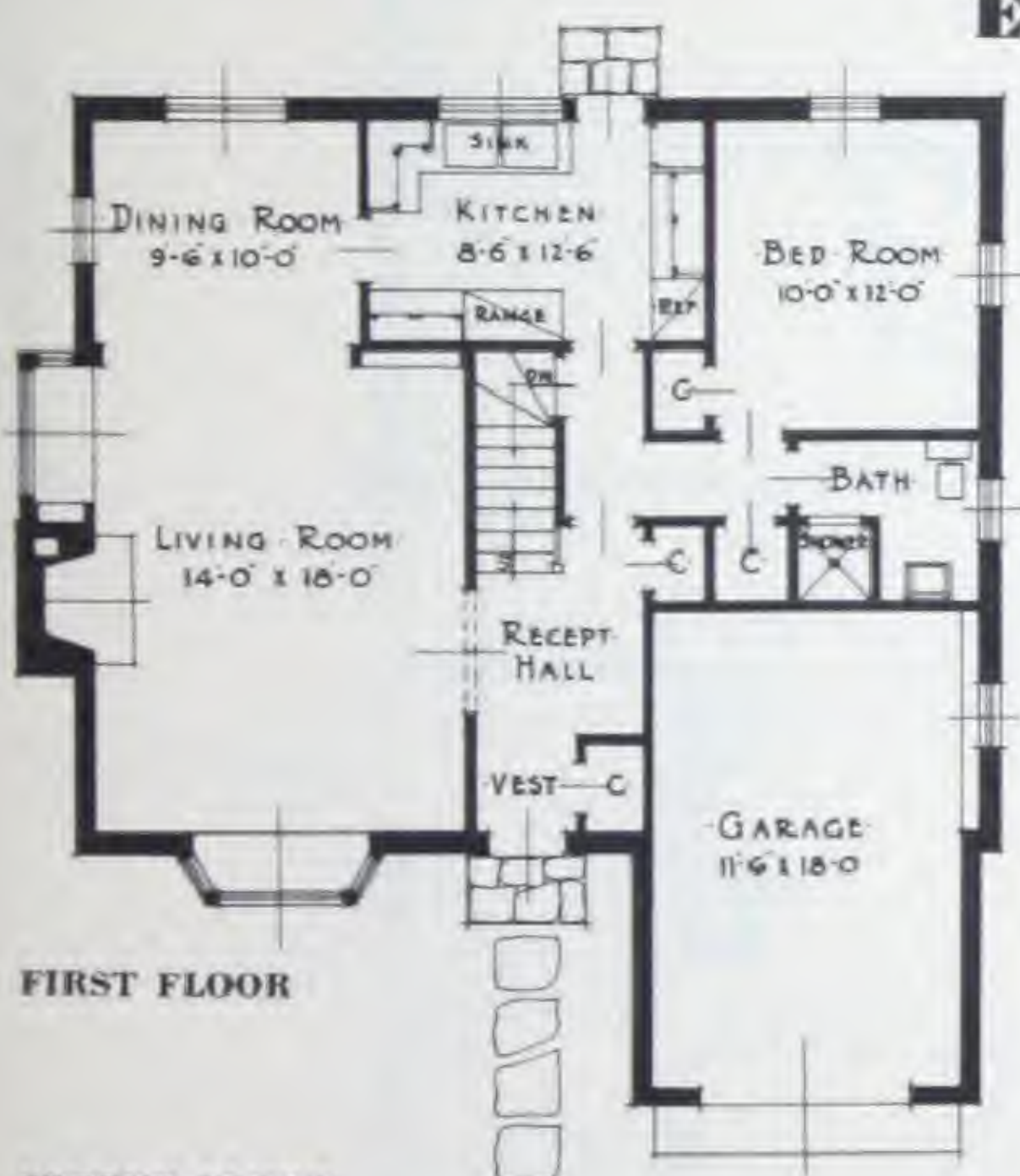


## ENGLISH COTSWOLD

### House No. 6-B

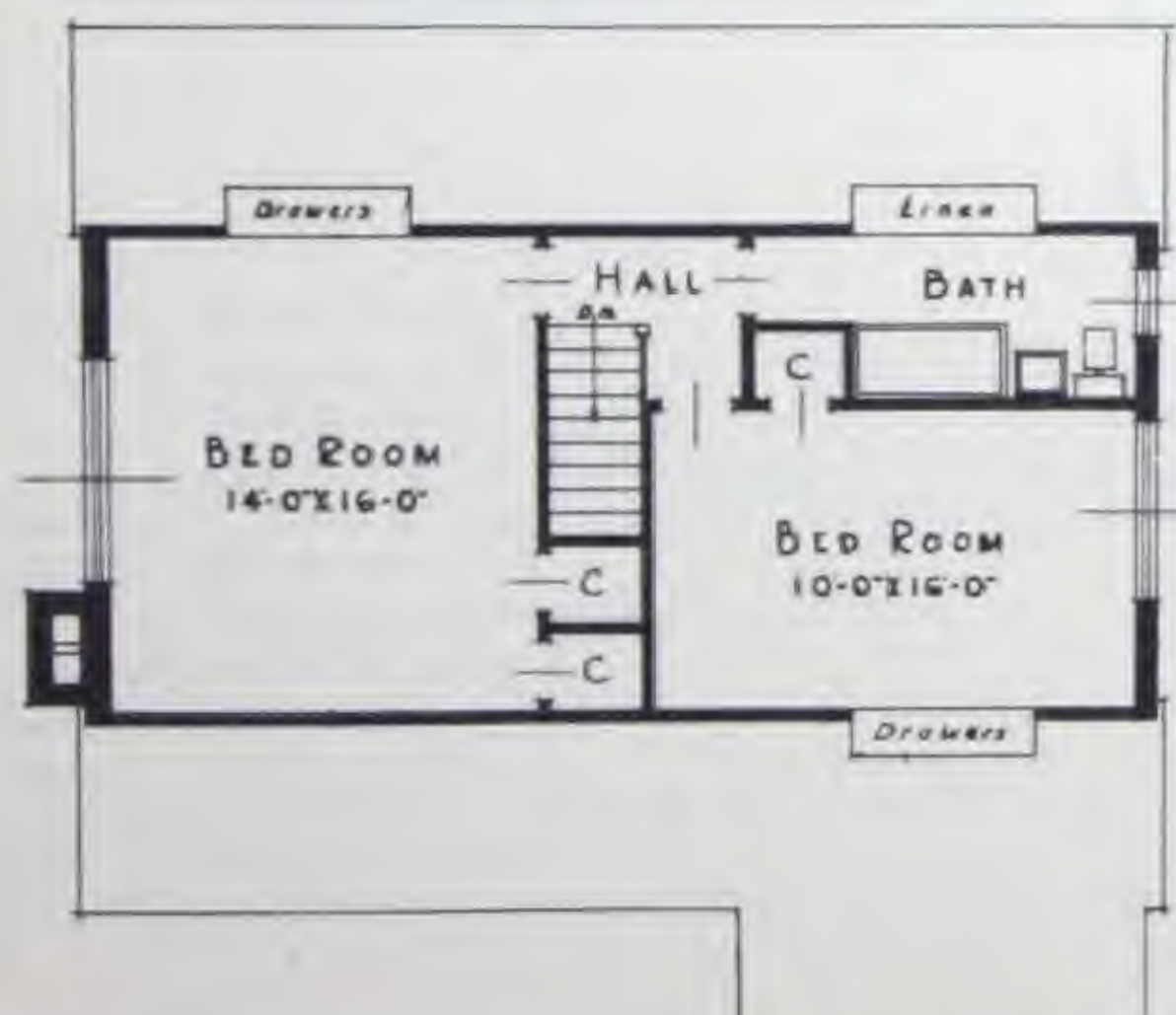
6 Rooms  
2 Bathrooms  
1 Car Garage  
Full Basement  
Approximate Cost, \$6,200

**Y**ew trees and towering holly bushes are called for by this snug little house, and its best location would be on a country lane. The Norman doorway recalls happy hours spent in exploring English castles—not to mention the equally attractive English cottages marked, "Tea, one shilling." . . . The plan is as practical as the English themselves, for the wing, providing shelter for the little front garden, is the garage and makes the plan well suited to a narrow lot. You can have a door leading directly from the garage into the reception hall if you wish. . . . The plant shelf in the living room bay will provide a front garden all winter, and where could there be a more charming place for additional flowers than in the bay next to the fireplace? You may want a French window in the dining room instead of one of the usual kind, to give access to the garden and an outdoor dining room. . . . You can live quite happily all on one floor and when you want to finish the second one you can have three bedrooms instead of two, by using a side rear dormer.



FIRST FLOOR

SECOND FLOOR



### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.  
**STRUCTURE:** Exterior walls—cinder concrete block, painted white.  
Interior walls—plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.  
**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.  
**INSULATION:** Walls and second floor ceiling.  
**WINDOWS:** Steel casement. Copper screens.  
**FLOOR COVERINGS:** Oak flooring. Linoleum in kitchen and bathrooms.  
**WOODWORK:** Natural wood in living room and pine to paint elsewhere.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

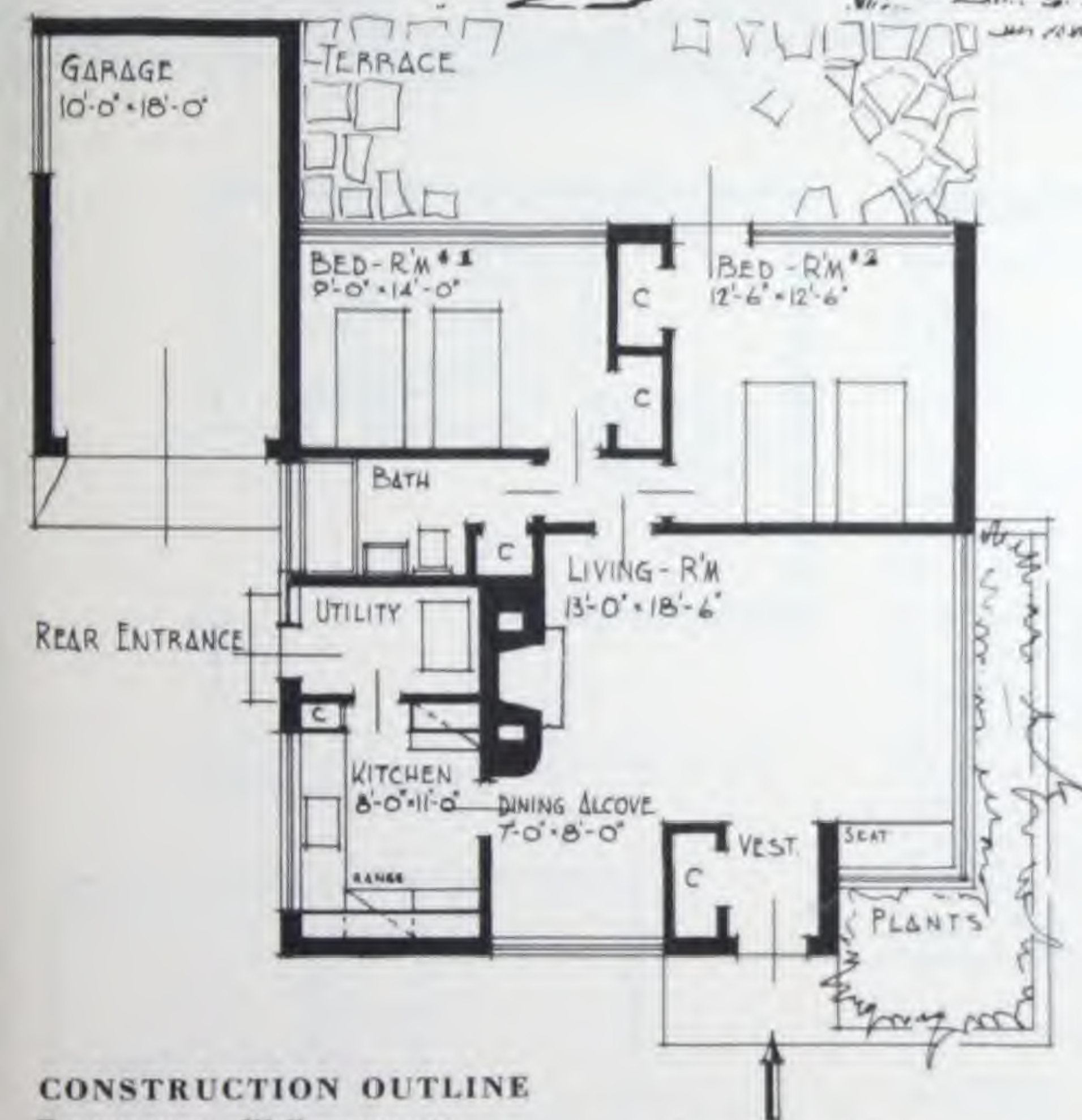


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#### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
 STRUCTURE: Exterior walls—cinder concrete blocks, stucco finish.  
 Interior walls—plywood, special wall finish.  
 Floor construction—concrete slab on cinder fill.  
 ROOF CONSTRUCTION: Frame—plywood and tar and gravel.  
 INSULATION: Walls and roof.  
 WINDOWS: Steel casement. Copper screens.  
 FLOOR COVERINGS: Asphalt tile.  
 WOODWORK: Pine and natural woods.  
 PAINTING: Three coats.  
 ELECTRICAL INSTALLATION: Wiring system—B.X. cable, indirect lighting.  
 PLUMBING: Copper piping.  
 HEATING AND AIR CONDITIONING: Direct fired air conditioning unit.

#### MODERN

##### House No. 4-H

4 Rooms and Dining  
 Alcove  
 1 Bathroom  
 1 Car Garage  
 No Basement  
 Approximate Cost, \$4,000

HERE'S the house for a front-corner view. The exterior is particularly beguiling. It's as simple as a modern jewel-box and no less exciting. . . . Imagine the living room in summer, banked with beds of flowers, or in winter with a fire crackling on the hearth, and you curled up on the corner windowseat looking into a whirling snow-storm. On nights of a full moon it would almost need no other light. . . . The dining alcove, so deftly secluded from intrusion of visitors at mealtimes, has one wall mostly window, and so has the kitchen. . . . The back garden is strictly private, so the walls between bedrooms and terrace are mostly glass. . . . When your bedroom is in the midst of a garden you'll find yourself wandering out there at all hours to see how things are doing. . . . The door in the owner's room is put there for that reason, but the youngsters can shinny over a windowsill equally easily. . . . They'll appear at breakfast with glowing eyes and incoherent accounts of the glories of the sunrise.

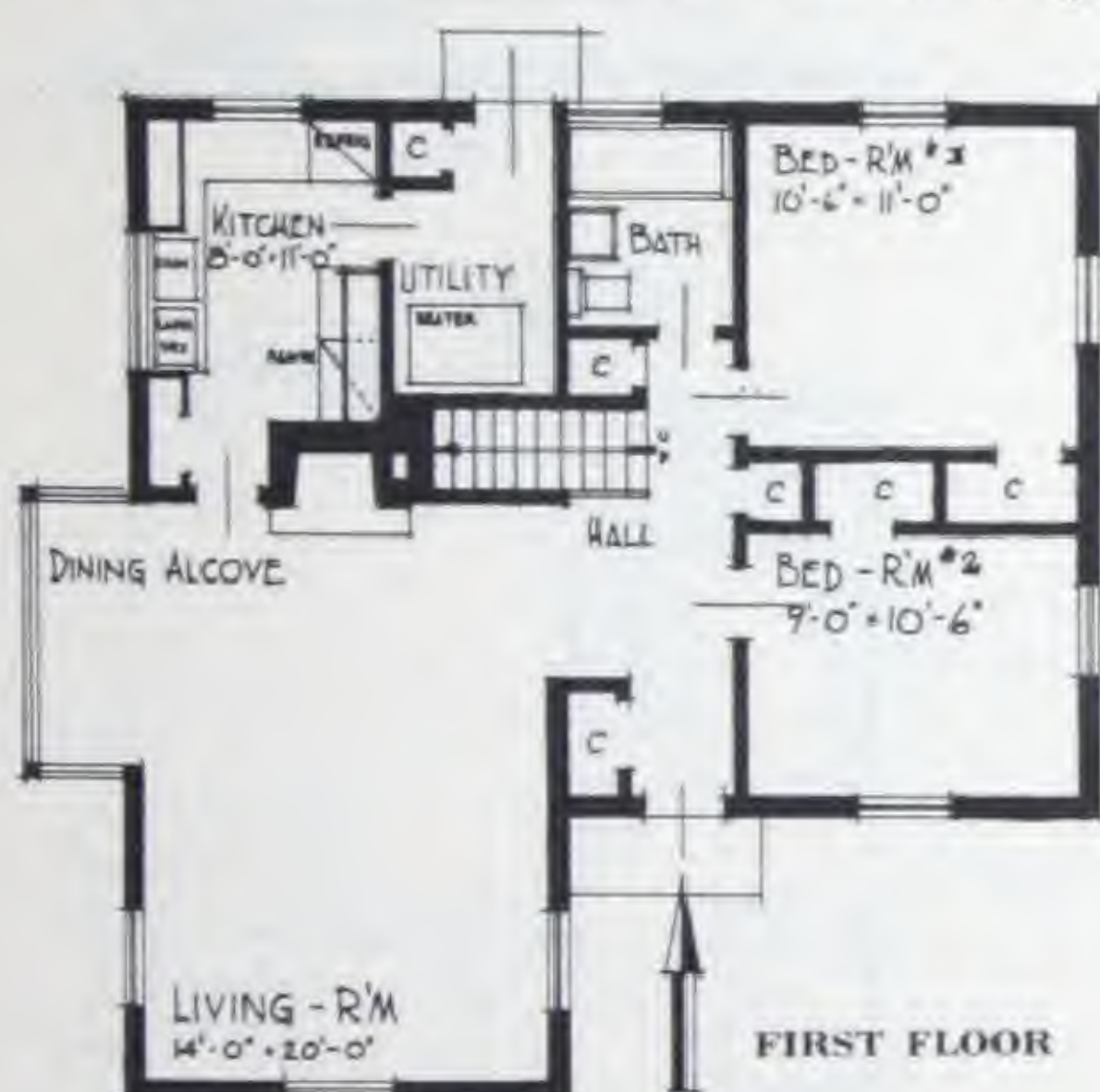
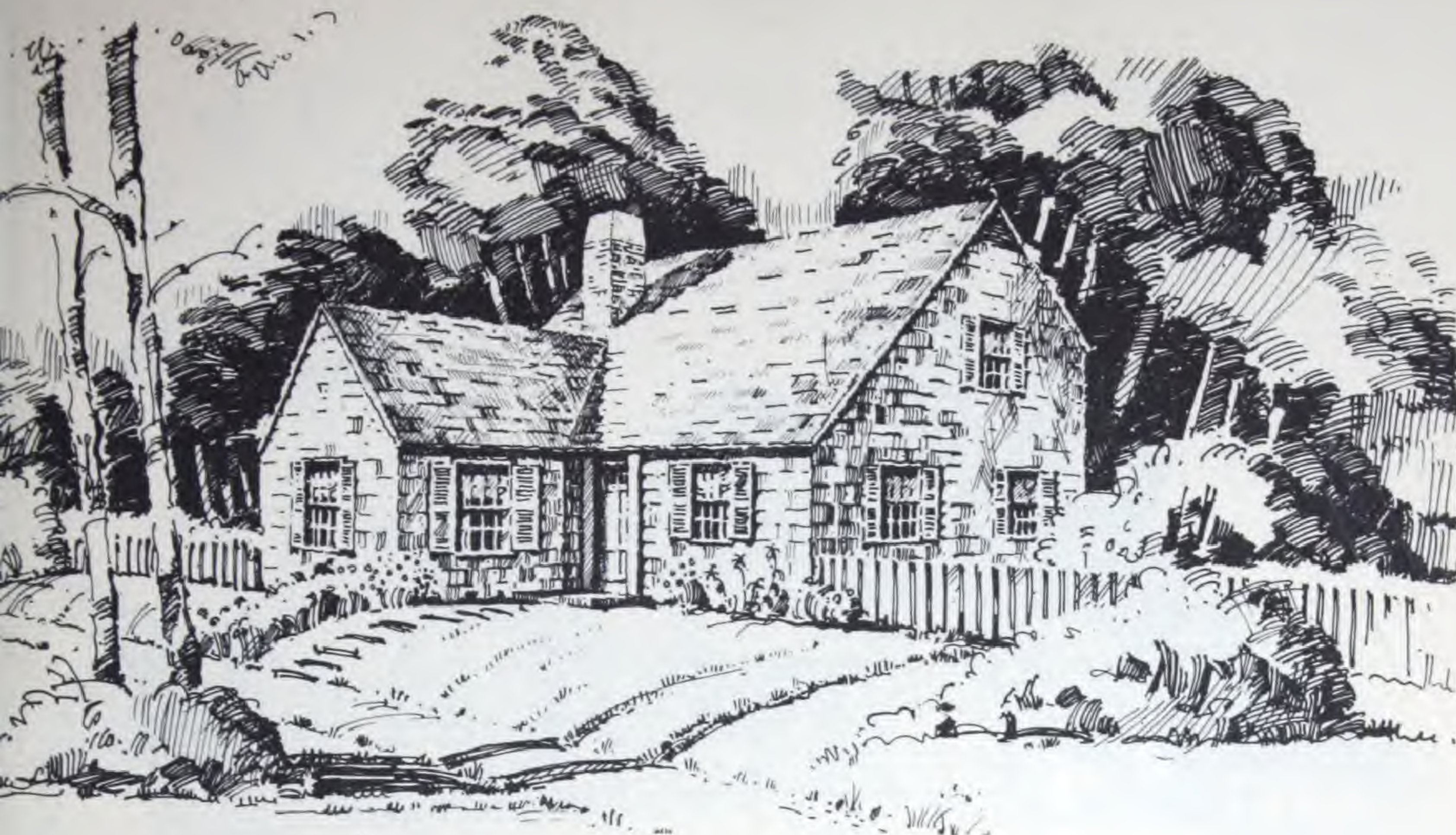


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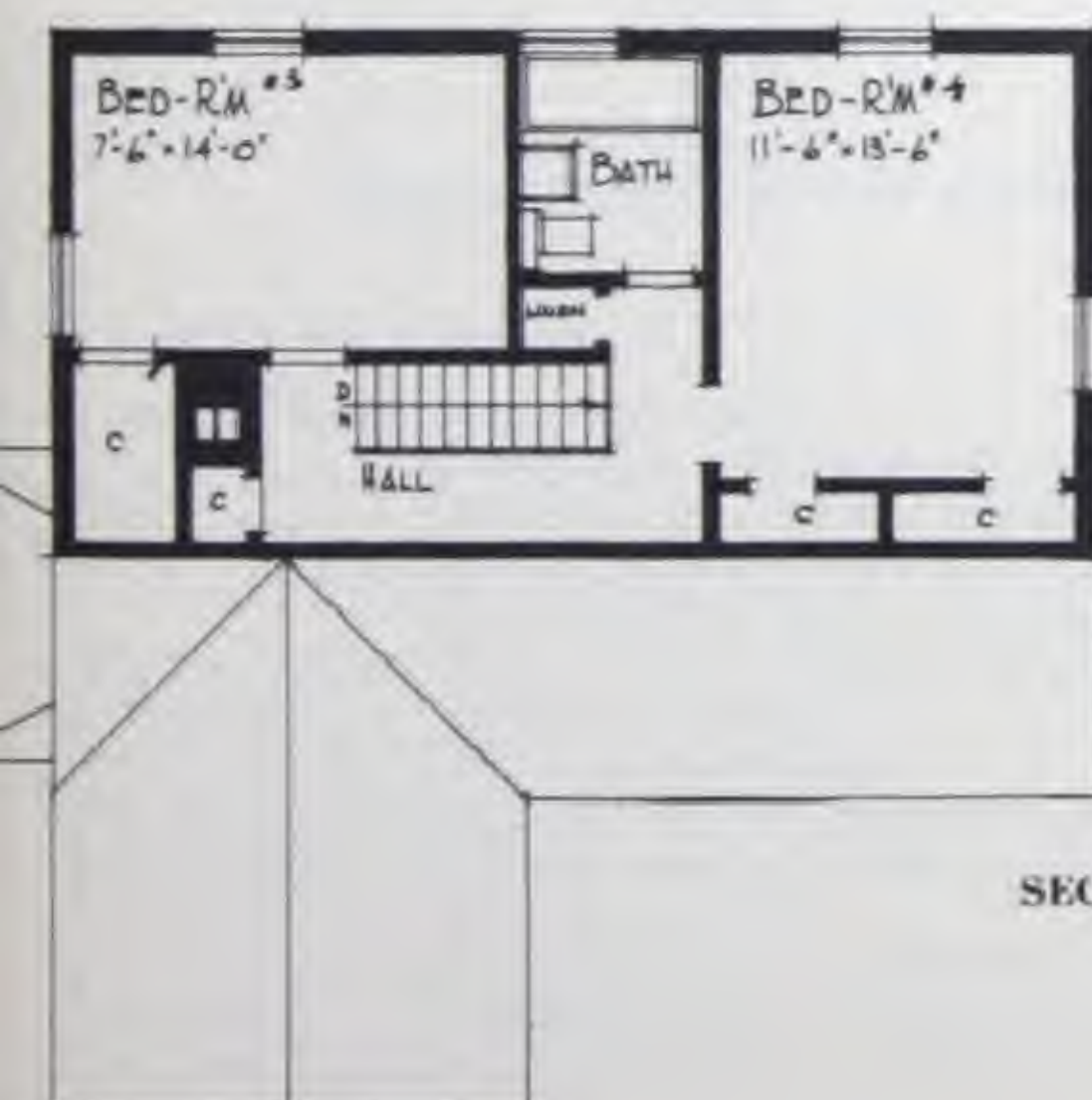


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FIRST FLOOR



SECOND FLOOR

## COLONIAL House No. 6-U

6 Rooms  
2 Bathrooms  
No Basement  
Approximate Cost, \$5,200

If your heart's-delight must be a Colonial, and if you are confronted with both a narrow lot and a narrow starting budget, this house is a sensible solution to all three problems. Modestly, this plan starts off with only the first floor of the story-and-a-half cottage completed, but a first floor whose four rooms and utility room are as complete for living as any mansion—the living room with its dining alcove is ample enough for almost any family, the two bedrooms average size but adequate, the kitchen a model of convenience and compactness. In the years ahead, extra funds may permit the completion of two other bedrooms and a second bath on the second floor at a most moderate cost. Perhaps you may prefer a basement instead of the utility room; that's easily accomplished. . . . The chestnut-panelled fireplace wall in the living room is companioned by stair rail and balusters in the same soft finish. . . . Later on, when the upper floor is completed, the smaller of the downstairs bedrooms will make a grand den, sewing or seclusion room.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, shingles. Interior walls—plywood sheathing, special wall finish. Floor construction—wood joists, plywood sub-floor.  
**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.  
**INSULATION:** Walls and roof.  
**WINDOWS:** Wood, double hung. Copper screens.  
**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen and bathrooms.  
**WOODWORK:** Pine, natural finish in living room and hall, to paint elsewhere.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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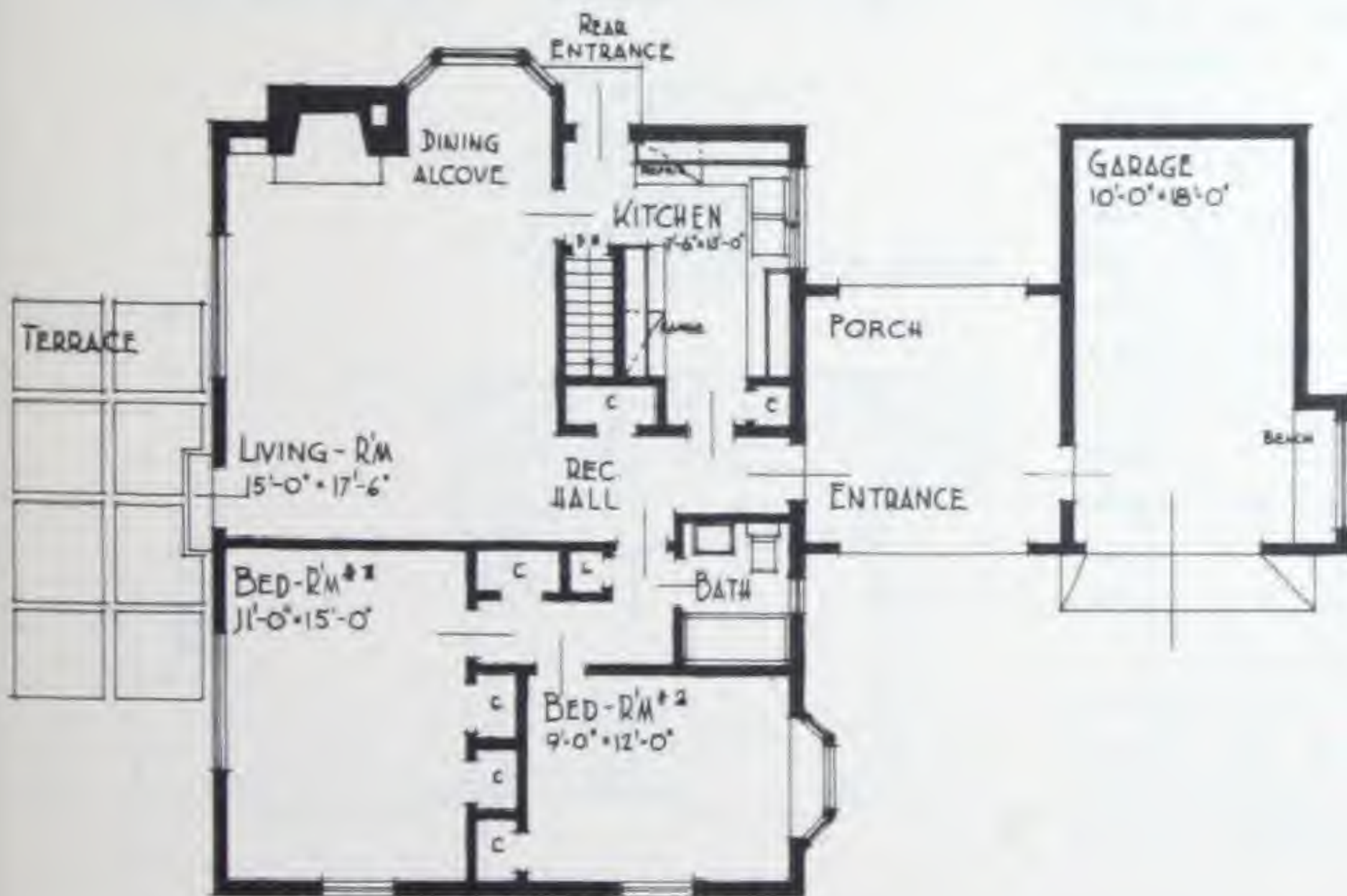
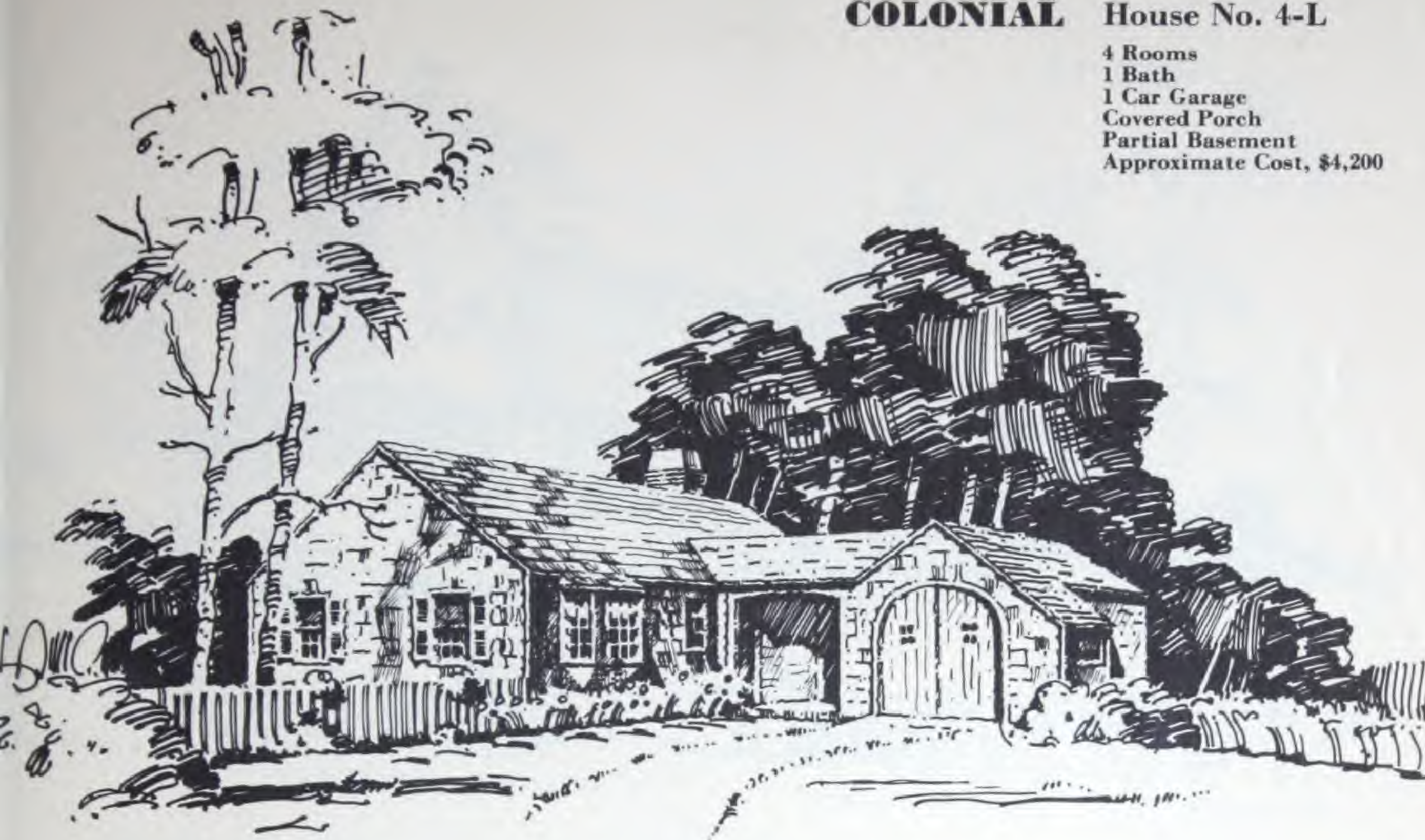


CCA



## COLONIAL House No. 4-L

4 Rooms  
1 Bath  
1 Car Garage  
Covered Porch  
Partial Basement  
Approximate Cost, \$4,200



### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—frame construction, plywood with shingle exterior.  
Interior walls—plywood with canvas and wallpaper covering.  
Floor construction—wood joists with plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters with plywood boarding and asphalt shingles.

**INSULATION:** Walls and ceiling.

**WINDOWS:** Wood, double hung.

**FLOOR COVERINGS:** Oak floors. Linoleum in bathroom and kitchen.

**WOODWORK:** Natural pine in living room and painted elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

OFTEN there's as much distinction in a small gold ring as in a diamond-studded tiara. . . . If you like hand-made jewelry, designed especially for you and distinguished by inspired workmanship rather than by flashy stones, you'll like this house, for it is truly a gem in miniature. . . . The garage is an integral part of the whole, the half-hidden front door is novel, and the floor plan is a masterpiece in little. Do you want a good-sized reception hall, an easily screened dining alcove, a completely secluded unit of bedrooms and bath? They're all here, and in case you think a powder room is just too much to expect in a cottage, take notice of the bath room, roomy and accessible for that one last look.



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## COLONIAL House No. 7-AA

7 Rooms  
1 Bathroom and  
Lavatory  
Covered Porch  
Full Basement  
1 Car Garage  
Approximate Cost, \$8,000

FROM time immemorial a house on a hill has stood for a lift of the spirit. . . . Do you like to look out at sunset and watch the western sky turn to flame and then fade till the stars come out? Do you like to look off towards a city veiled in the sunlight by smoke from a thousand chimneys, glittering at night like the shimmer of a billion fireflies? . . . This house is meant for a view like that. The great windows in living and dining rooms invite you to watch and dream, and when you mount the stairs to the study your horizon spreads out even wider. . . . It's a sound design, for the house seems to grow up from its site as if it were part of the imperishable foundation rock. . . . The garage burrows into the hillside, and the terrace above it forms a natural outlook for views in all directions. . . . In summer the house will be swept by breezes, and in winter, secure against the assault of storms, it is a castle from which you look out over a whole countryside. . . . When you've lived on a hilltop you can never be content to go down to the valleys.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood, plywood sheathing, shingles.  
Interior walls—plaster.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceilings.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, lavatory and bathroom.

**WOODWORK:** Pine to paint.

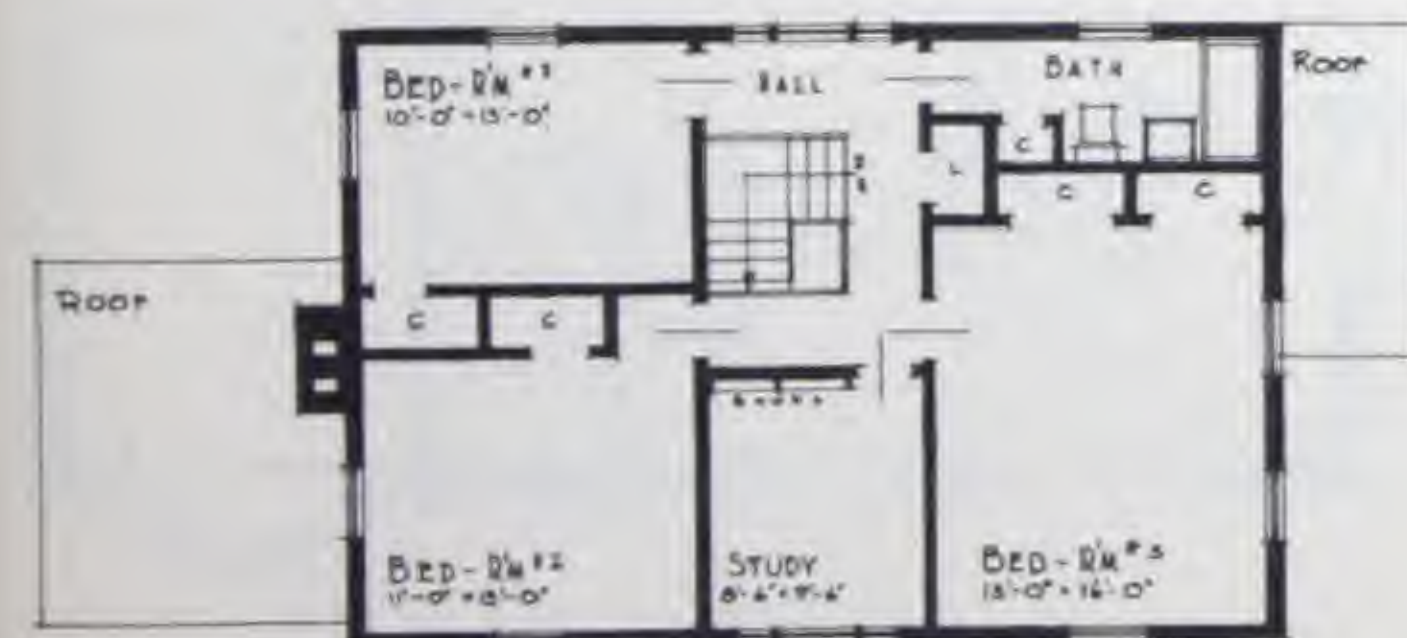
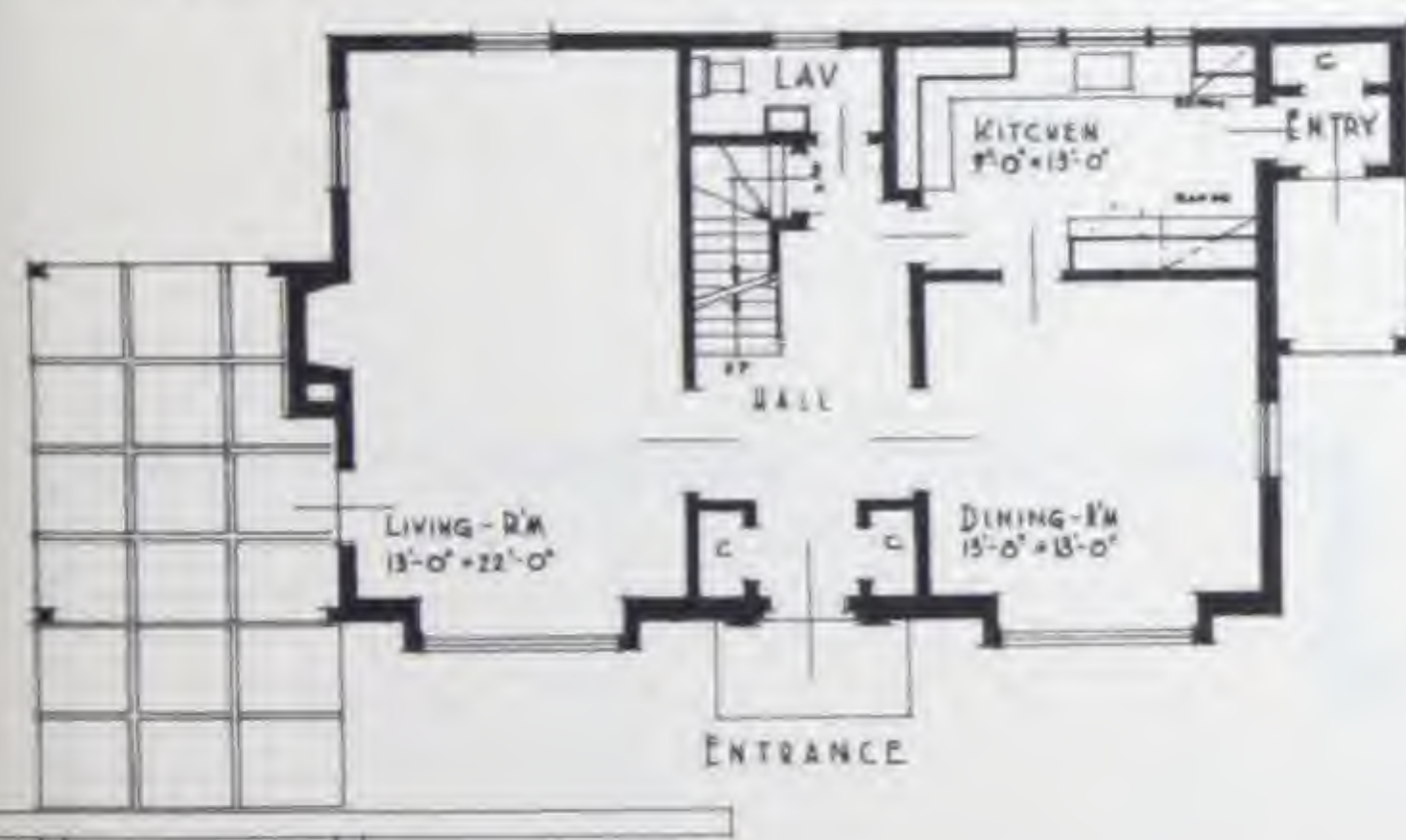
**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

### FIRST FLOOR



### SECOND FLOOR

SAMUEL GLASER ARCHITECT BOSTON MASSACHUSETTS



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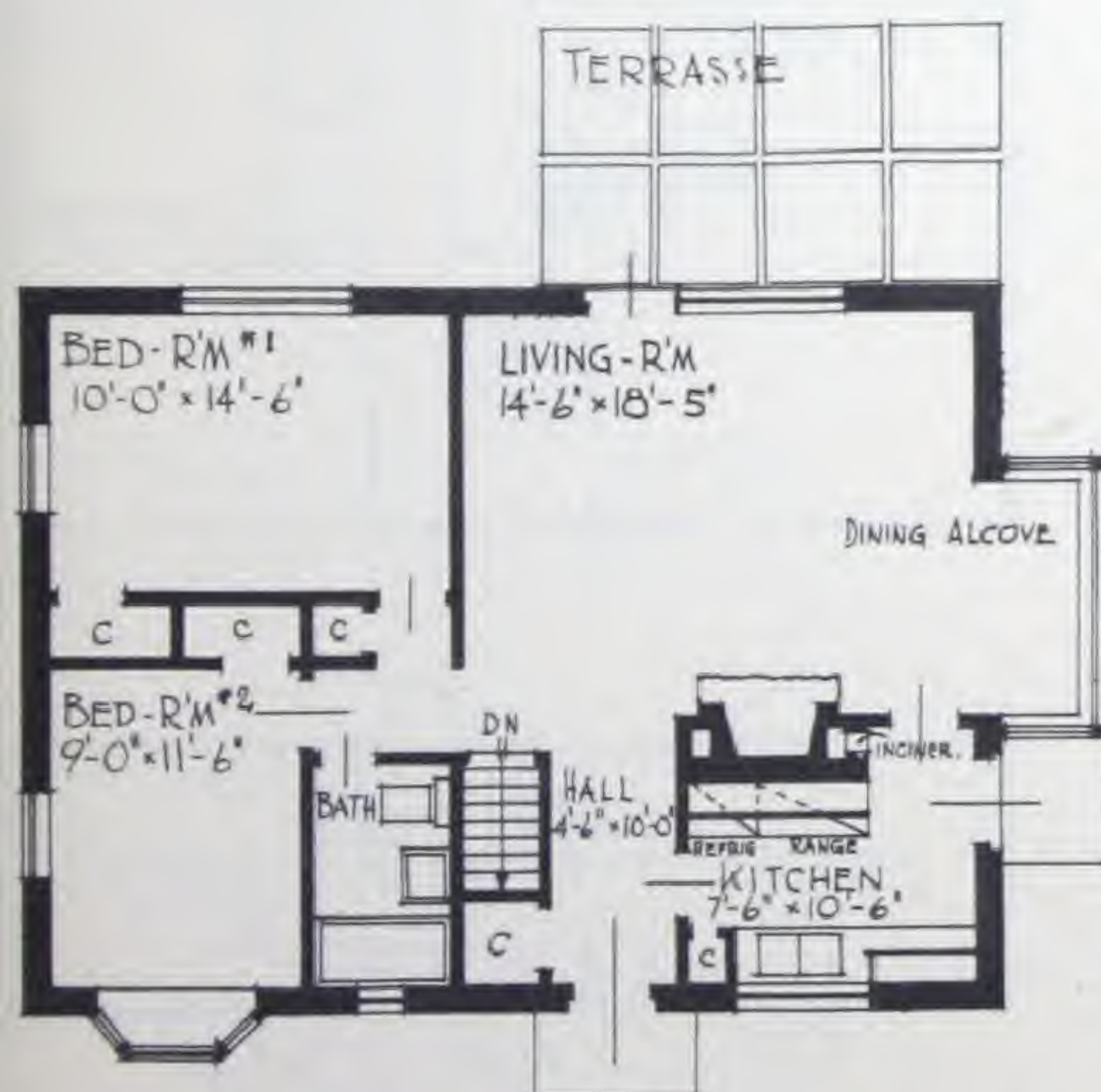
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## FRENCH House No. 4-F

4 Rooms with Dining  
Alcove  
1 Bathroom  
Partial Basement  
Approximate Cost, \$4,000



"*P'tit maison*" is what the French would call this small house, and the qualifying adjectives would be "*charmant*," "*enchantant*," and a host of others, perhaps verging on the ecstatic. . . . Have you some etchings of the Seine, china from Limoges, or a Parisian doll that rolls her great eyes with the coquetry of the midinette? Use Provincial or other simple furniture, gay Toile de Jouey or flowered chintzes, and your house is made. Lily Pons has an entrancing French country house; look up pictures of it for decoration ideas. . . . The house begins, as a French house should, with the kitchen, whose convenience would gladden the heart of any "*cordon bleu*." You whisk your masterpieces to the dining alcove, where you dine in the glow of firelight. The living room is well-proportioned and amply large, and notice the *terrasse* overlooking the garden. . . . You'll surely have herbs in the garden, and perhaps a rosebush trained on a stick. A grape arbor would be ideal for sheltering the terrace for outdoor dining. Pluck a leaf or two to put under the fruit, and there you are—back in Normandy in June.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete block, wide redwood siding.  
Interior walls—plywood covered with special wall finish.  
Floor construction—wood joists, plywood sub-flooring.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Exterior walls, first floor ceiling.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Oak flooring. Linoleum in kitchen and bathroom.

**WOODWORK:** Pine.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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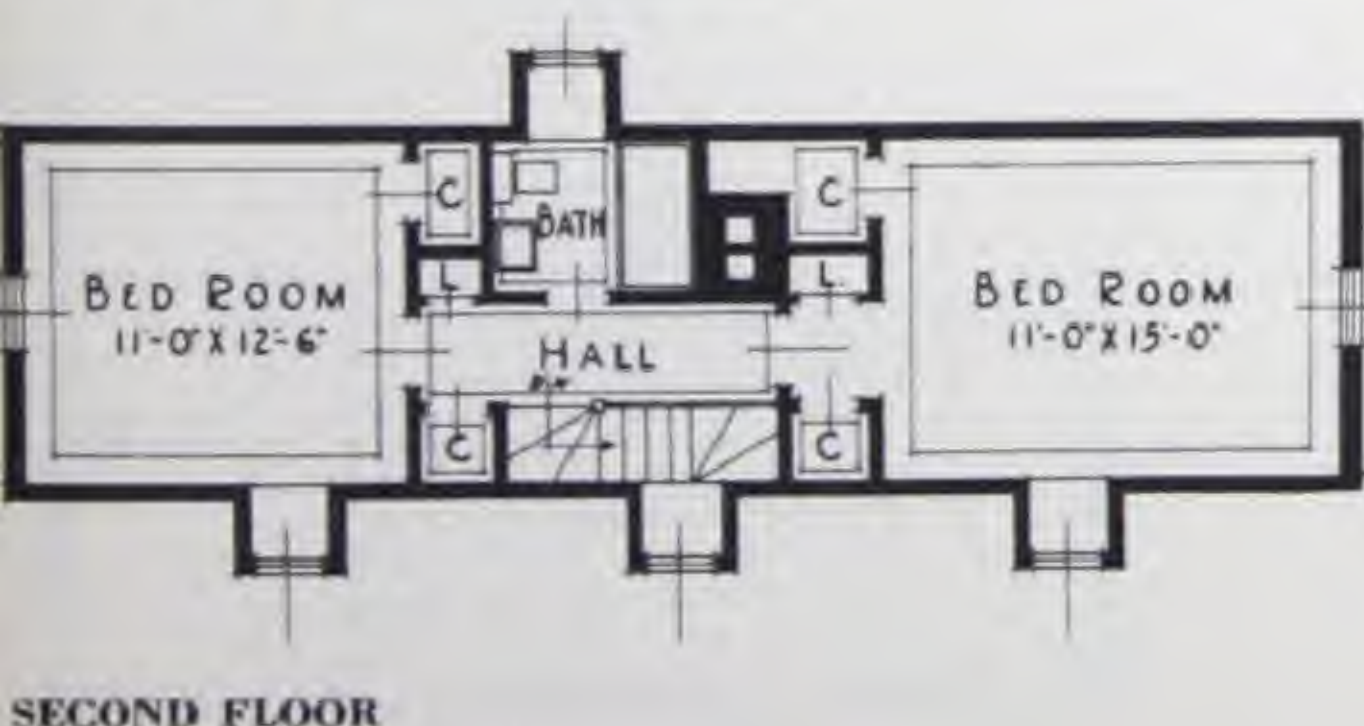
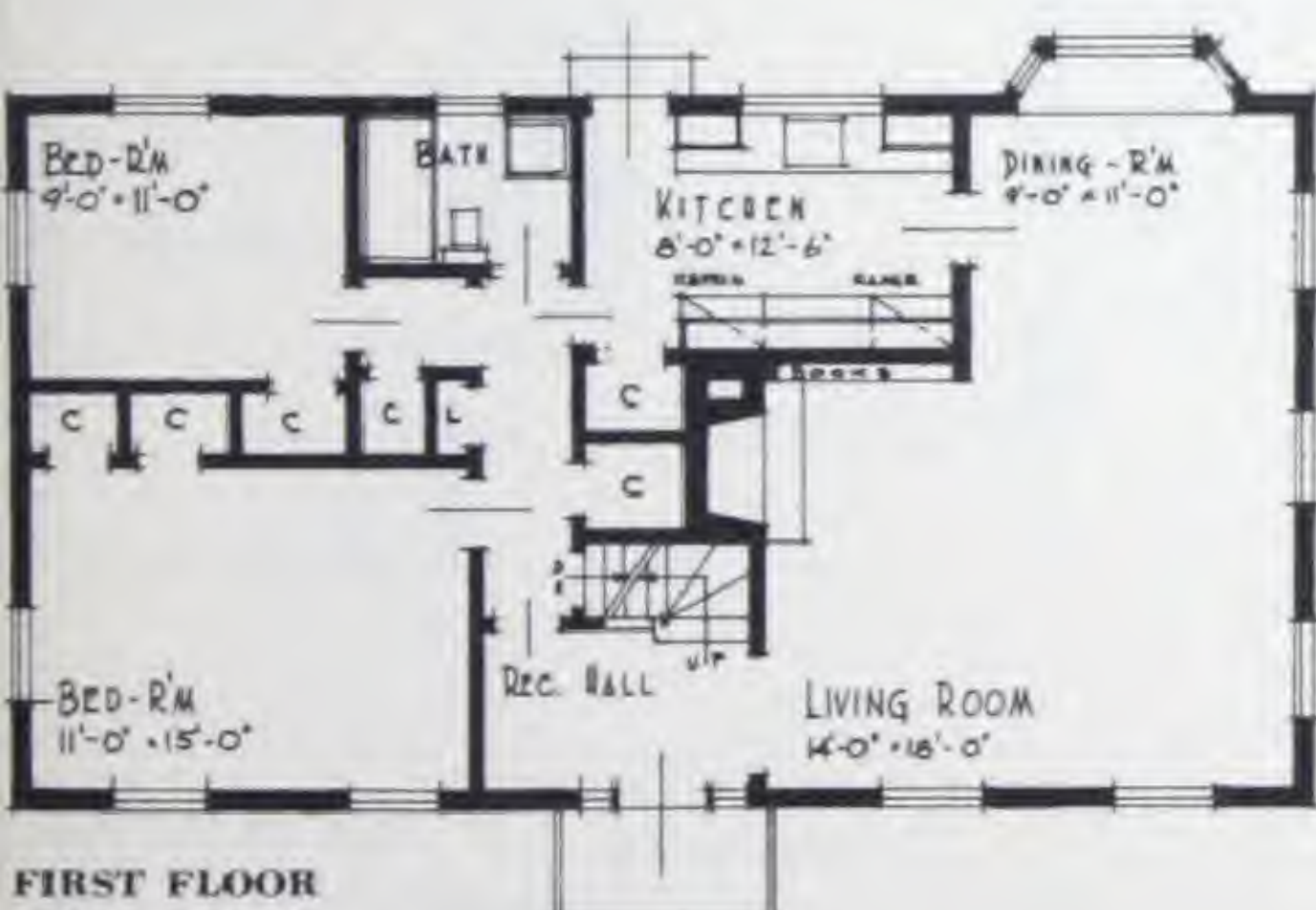
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## COLONIAL House No. 7-II

7 Rooms  
2 Bathrooms  
Partial Basement  
Approximate Cost, \$6,600



**D**ORMERED Cape Cod is as inevitable with some families as kittens or crocuses around the doorstep in the spring. For such families this house may well be the pot of gold at the rainbow's end. It's spacious; it's expandable; and it breathes of home from its hospitable threshold to the top of its big square chimney. . . . Do you like big living rooms? This one is extra large. In one corner a fire will glow and crackle from football weather clear through to the chilly days of spring. It's toasty-warm for toes, and books are nearby, within reach of even the drowsiest dreamer. . . . Almost a part of this room is the dining room. You may want to curtain or screen it at mealtimes, but not permanently. The plant-shelf in the bay will be too bright to hide. . . . Sunlight pours into this double-room on three sides, and even on the fourth, in the dining-bay. . . . You live your two-bedroom régime happily on the first floor, and with a new baby, or new raise, you move up. Two more bedrooms mean more people, and still more fun.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, shingles.  
Interior walls—plywood with special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen and bathrooms.

**WOODWORK:** Natural pine in living room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

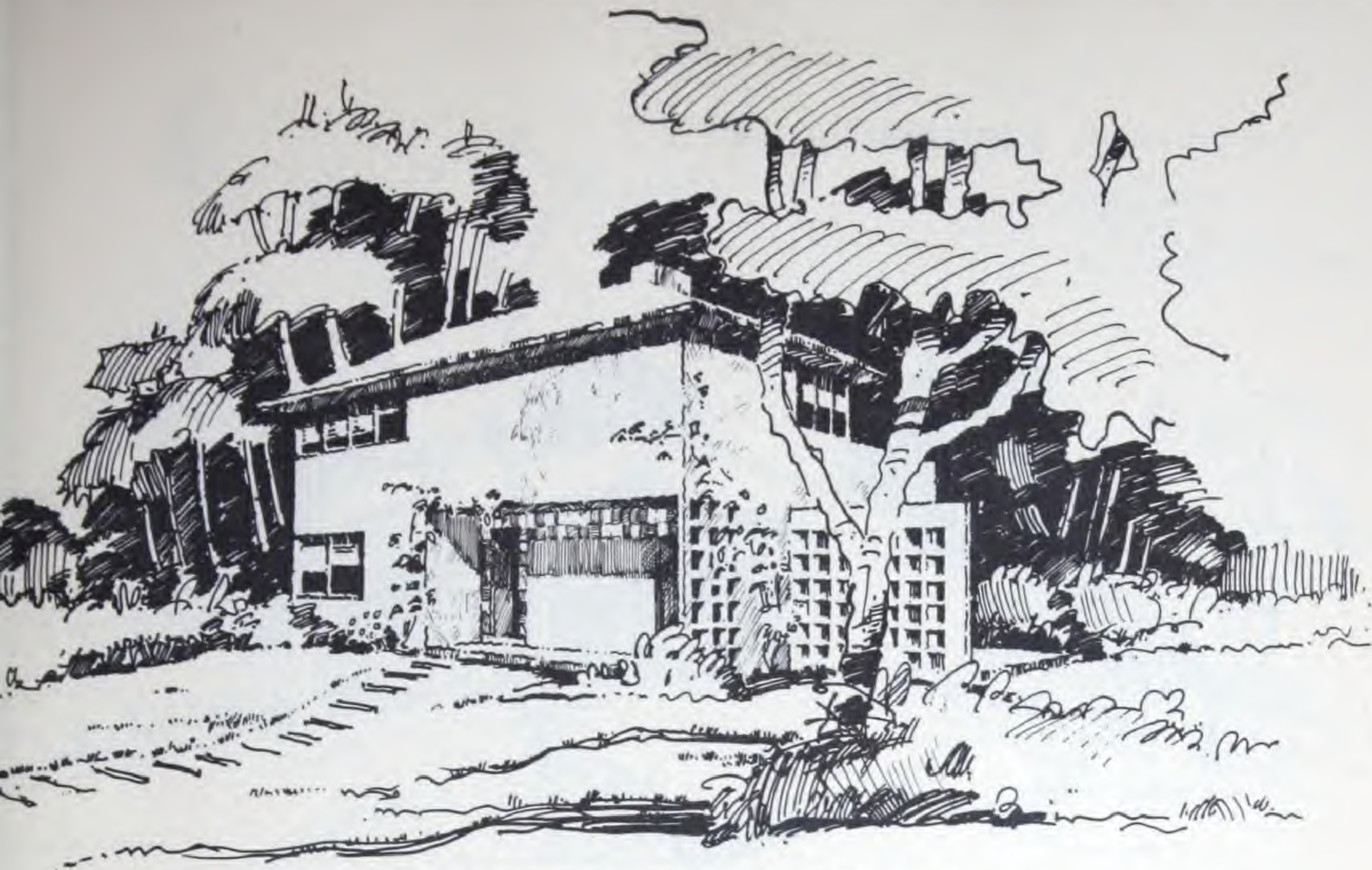


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## MODERN House No. 7-X

7 Rooms  
1 Bathroom and  
Lavatory  
Full Basement  
Approximate Cost, \$8,000

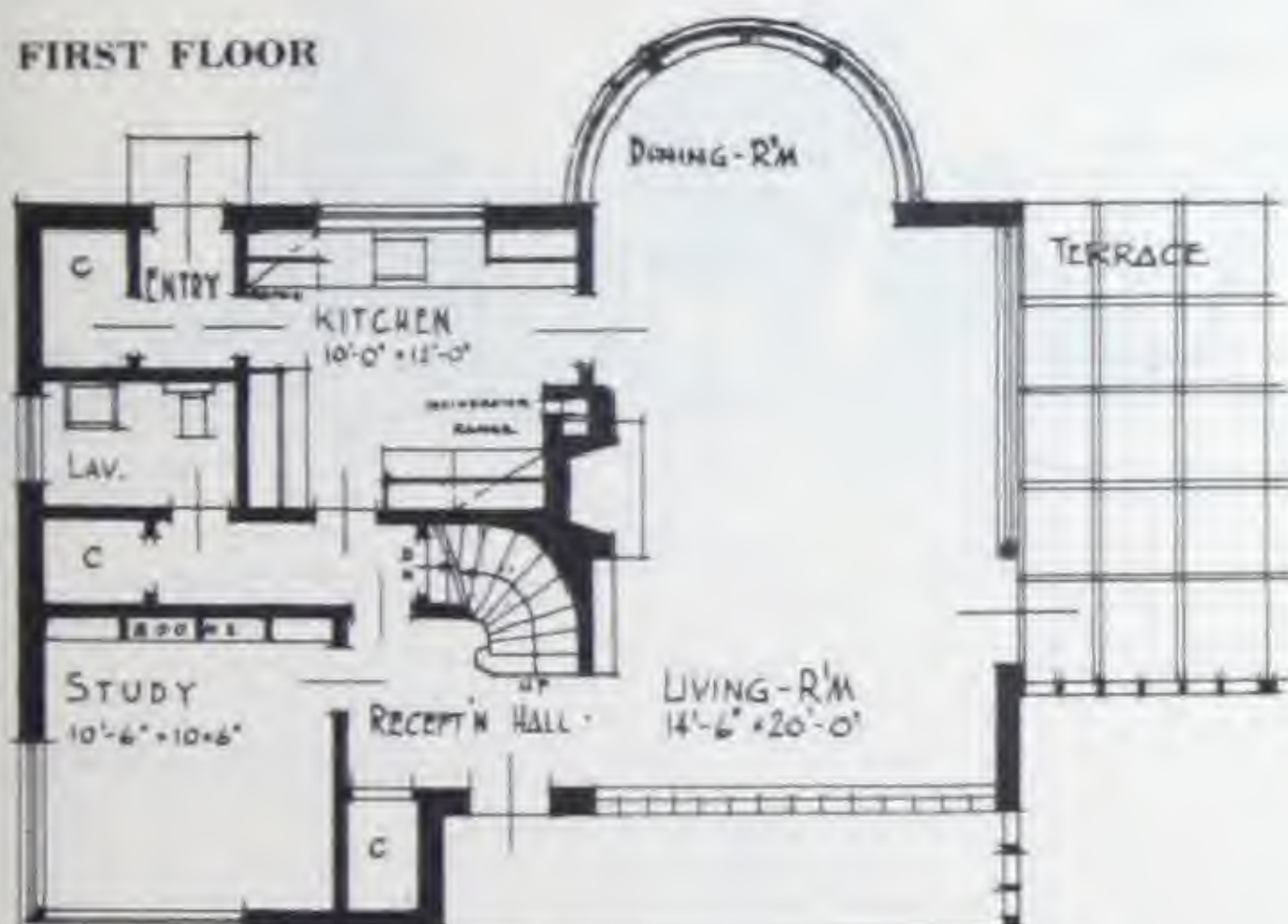
IF YOU'RE the sort of man who can wear a flower in his buttonhole, or the sort of woman who likes hats with veils, you'll choose this house.

In spite of its modestly conventional feeling, it has decided piquancy. Perhaps because of the large unbroken wall areas, or the lattice hiding the side terrace, or it may be the band of structural glass inserted across the top of the porch wall. . . . Most modern houses emphasize straight lines; this one adds the circular. You find it in the staircase, and looking down the living room you see it again. . . . You may shut off the dining bay if you wish with curtains on a curving rod, making a completely round room. This calls for a table as round as King Arthur's and particularly appropriate, by the way, to the informality and good fellowship of the modern spirit. . . . The mystery of the structural glass is solved when you find it gives a soft, diffused light to one end of the living room, supplementing the sunniness of the windows.

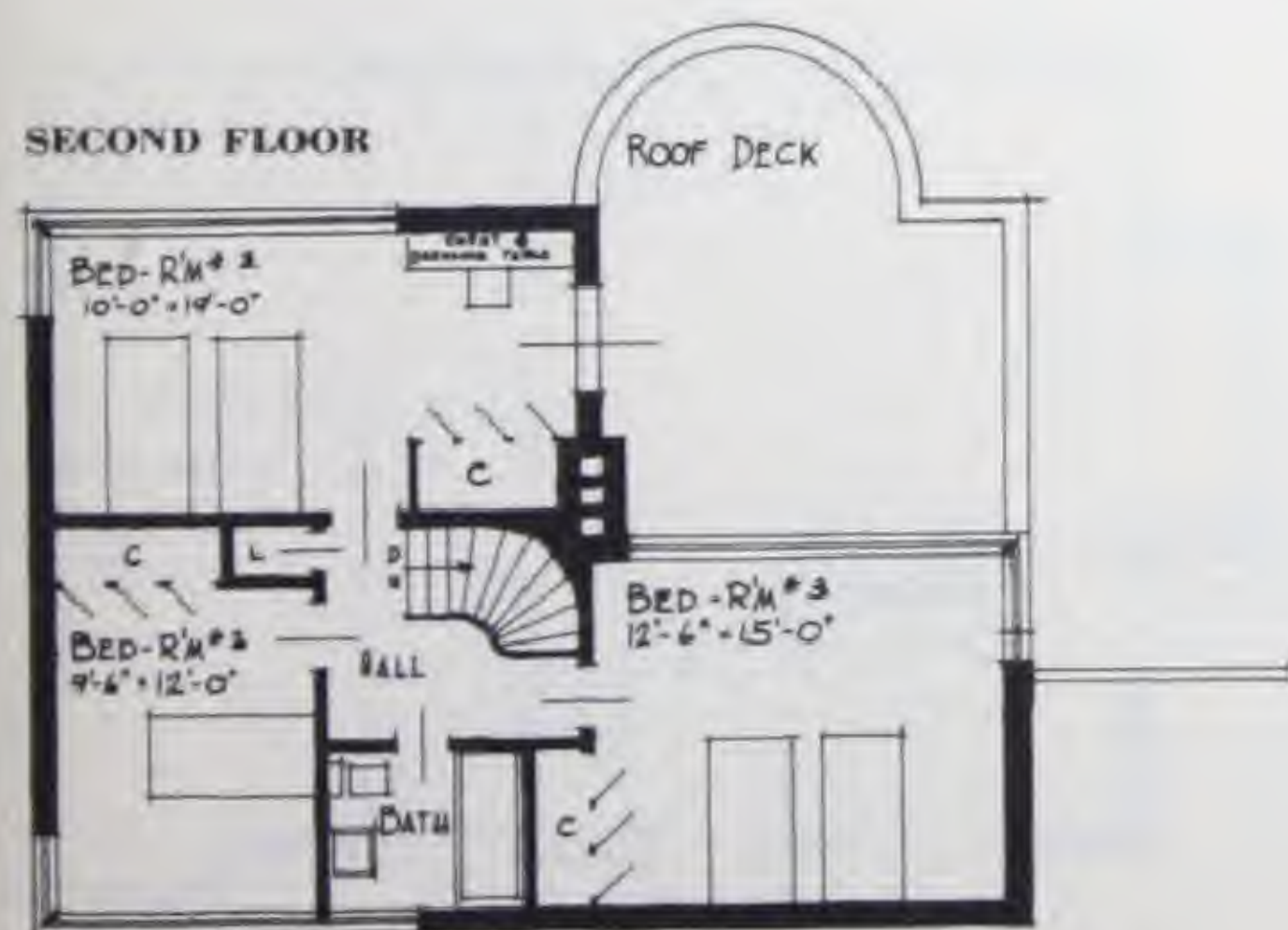
### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.  
**STRUCTURE:** Exterior walls—cinder block, stucco finish.  
Interior walls—plywood, natural finish and special wall finish.  
Floor construction—wood joists, plywood sub-floor.  
**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, copper roof.  
**INSULATION:** Walls and second floor ceiling.  
**WINDOWS:** Steel casement. Copper screens.  
**FLOOR COVERINGS:** Oak floors, parquet. Linoleum in kitchen and baths.  
**WOODWORK:** Natural finish.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

### FIRST FLOOR



### SECOND FLOOR





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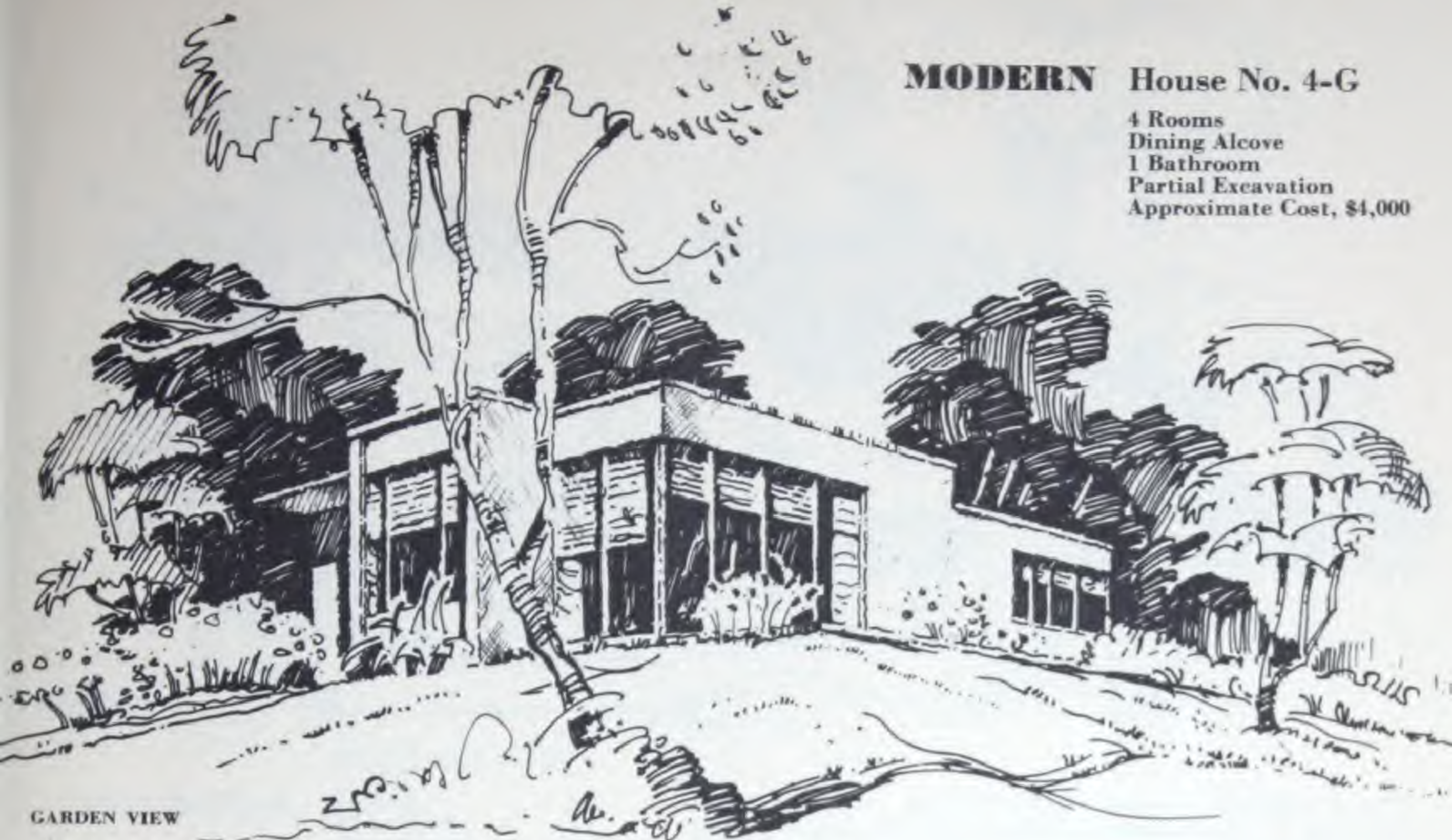


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## MODERN House No. 4-G

4 Rooms  
Dining Alcove  
1 Bathroom  
Partial Excavation  
Approximate Cost, \$4,000



GARDEN VIEW

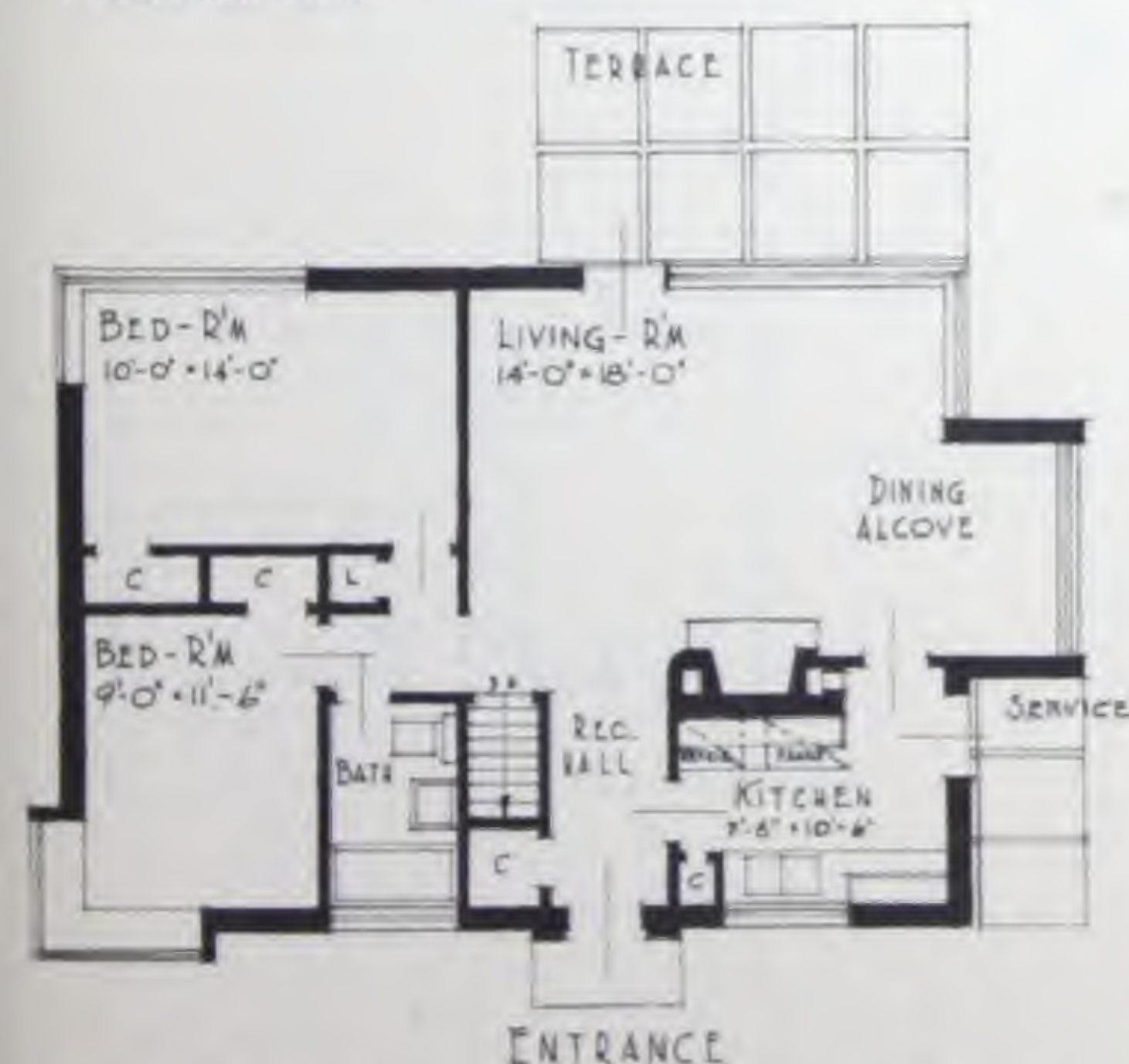


ENTRANCE VIEW

MODERN architecture is like the first oyster to appear on a menu—think what a hard time it had getting recognized and look where oysters are now. . . . If you “just don’t like” modern houses, don’t let it go at that. Drop in and visit some; they’ll excite you anyway. . . . Perhaps you think they’re cold, forbidding, hard to live in. But if you like a house with definitely graceful proportions, restfully unbroken surfaces and a delightful play of light and shade, study a house like this one. . . . Next, venture inside. Perhaps you didn’t realize that modern houses are like this. They let you live, sheltered and cosy, in the midst of the out-of-doors. . . . A living room wall is glass right down to lawn level; you can watch the pageant of trees and flowers in the march of their seasonal changes. From your dining room window you see the whole western sky aflame at sunset. You look out your bedroom on a drama of morning birds. . . . It’s odd, certainly, but so is any trip into wonderland. Drawn curtains make a modern house almost like any other; but in a modern house you generally don’t draw them.

### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
Cellar floor—concrete on cinder fill.  
STRUCTURE: Exterior walls—cinder concrete block, stucco finish.  
Interior walls—plywood, special finish.  
Floor construction—wood joists, plywood sub-floor.  
ROOF CONSTRUCTION: Frame—plywood and tar and gravel.  
INSULATION: Walls and roof.  
WINDOWS: Steel casement. Copper screens.  
FLOOR COVERINGS: Oak throughout. Linoleum in bathroom and kitchen.  
WOODWORK: Natural woods.  
PAINTING: Three coats.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable, indirect lighting.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Direct fired air conditioning unit.





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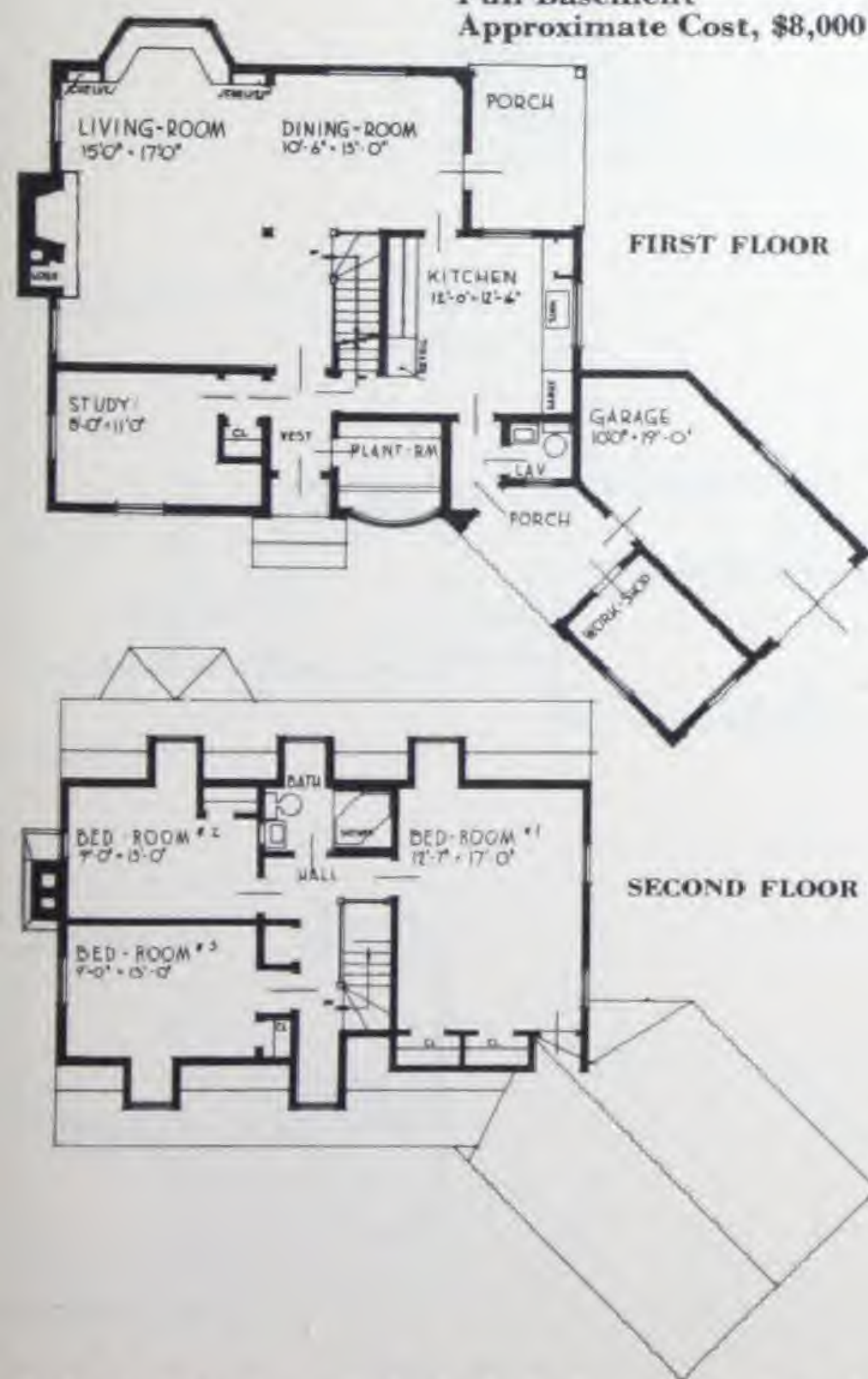




House No. 7-W

## COLONIAL

7 Rooms  
Work Shop  
Plant Room  
1 Bathroom and  
Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$8,000



"HOBBY-HOUSE" would be a good name for this plan. It's the answer to prayer for those families composed of up to four mad geniuses who paint, play, "sculpt," make model trains or periodically try to blow themselves up. . . . Within its placid walls are three separate seclusion rooms and two porches for "escape." The workshop is next to the garage and completely apart from the house. What a place for Tommy when he dabbles in hydrogen sulphide, 4 A.M. radio or a "sax." Father will find the well-lighted study to his liking. Mother or sister will retire to the sunny retreat off the hall—it's especially nice as a miniature conservatory—and any one still unsatisfied can make for a porch. . . . Periods of hermit-like absorption always end, however, in bursts of gregariousness. . . . When genius comes out of its hobby-room, what a place the living-dining room will be for parties. Ten minutes; twenty people; there's your dance. . . . And just one more feature—hobbyists never let you throw anything away, but what about storing it forever in that spacious second-floor attic under the roof of the wing!

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood, plywood sheathing, wide shingles.  
Interior walls—plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, bathroom, lavatory, and plant room.

**WOODWORK:** Natural pine in living room and dining room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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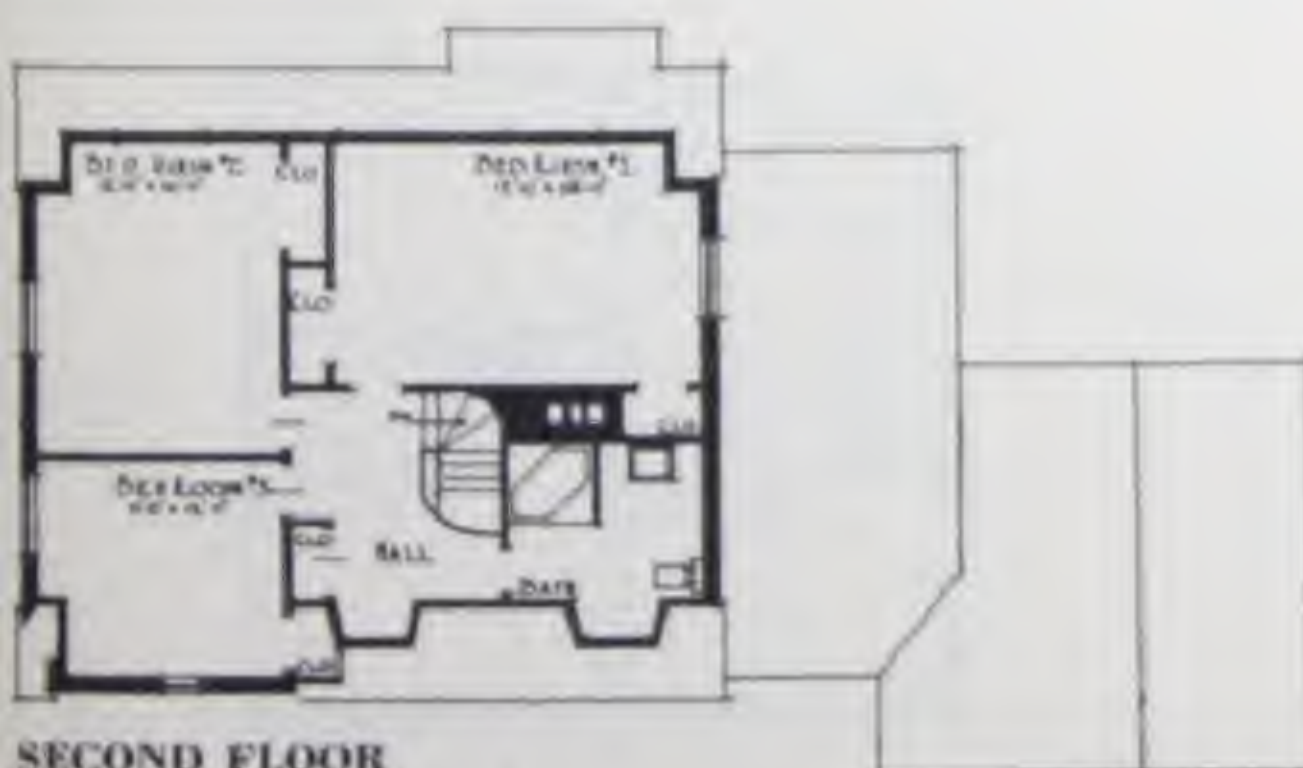
## ENGLISH COTSWOLD

### House No. 8-P

8 Rooms  
1 Bath  
1 Lavatory  
Workshop  
1 Car Garage  
No Basement  
Approximate Cost, \$9,000



FIRST FLOOR



SECOND FLOOR

STURDILY foursquare, this house has the unconscious charm of a rosy-cheeked English lass. It may very likely look like the cottage in Surrey that your English cousins live in. You were enraptured by their house and took snapshots from every angle, coming home determined on an English-style house. . . . This house, however, has an American-style interior, and when your cousins hear about it, they'll be as envious as you were. The garage, entered so easily from the side, is two steps from the kitchen and workshop. The living room is continued into the dining room and opens onto a summer terrace. The laundry is just inside the kitchen door and so handy to the range that you can practically iron with one hand and take a cake out of the oven with the other. Your cousins may have drawers, cabinets and storage space under the eaves, but wait till you mention the fact that you have a first floor playroom just for extra measure. . . . You'll very probably have ivy and old-fashioned flowers in the garden, and perhaps a cone-shaped beehive, and Wordsworth and Keats on the bookshelves. Don't forget, however, to give thanks for the fact that your English cottage is English—"plus."

#### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
STRUCTURE: Exterior walls—cinder concrete blocks, random size, painted white.  
Interior walls—plywood with special finish.  
Floor construction—concrete for first floor and wood joists for second floor.  
ROOF CONSTRUCTION: Wood rafters, plywood sheathing, asphalt shingles.  
INSULATION: First floor, walls and roof.  
WINDOWS: Steel casement, Copper screens.  
FLOOR COVERINGS: Linoleum on first floor, bath and lavatory; second floor oak.  
WOODWORK: Pine, natural in living room and dining room, paint elsewhere.  
PAINTING: Three coats.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Direct fired air conditioning unit.



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## GEORGIAN House No. 6-EE

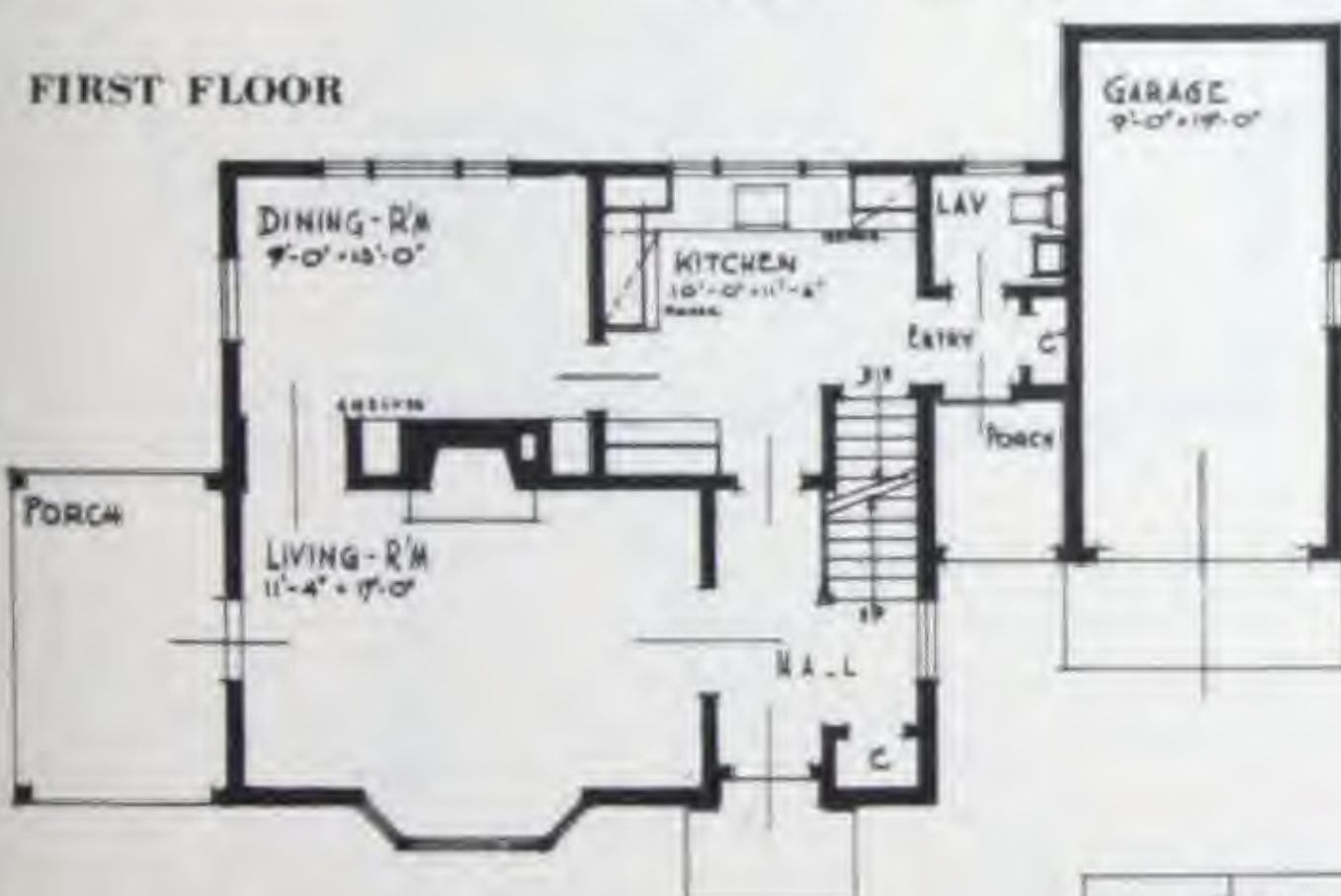
6 Rooms  
1 Bathroom and  
Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$6,200

GARDEN architecture is one of the more fascinating bypaths into which the architect wanders. In this case the wall in front of the service ell strikes the keynote of the whole house. . . . The house is distinctly Georgian in spirit; its formal simplicity confirms that. It's small and almost as easy to care for as an apartment, but the brief wall, with its delightfully stylized ball ornaments, gives it the dignity and reserve of a country estate in miniature. . . . Perhaps a family of adults will choose this plan. The dining room with its large rear window will be charming for small formal dinners, and if the third bedroom isn't needed by the household, it will serve beautifully as a guest room, or as that unmistakable luxury, —an upstairs sitting room. . . . Imagine it with chintz and ivy and potted flowers, with favorite books at hand and perhaps a sewing table. An older person, confined to the house through the winter, would find such a room a real joy.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete slabs on cinder fill.  
**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, brick veneer.  
Interior walls—plaster.  
Floor construction—wood joists, plywood sub-floor.  
**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, shingles.  
**INSULATION:** Walls and second floor ceiling.  
**WINDOWS:** Wood windows, double hung. Copper screens.  
**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, bathroom and lavatory.  
**WOODWORK:** Pine to paint.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

FIRST FLOOR



SECOND FLOOR





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## ENGLISH COTSWOLD

### House No. 6-O

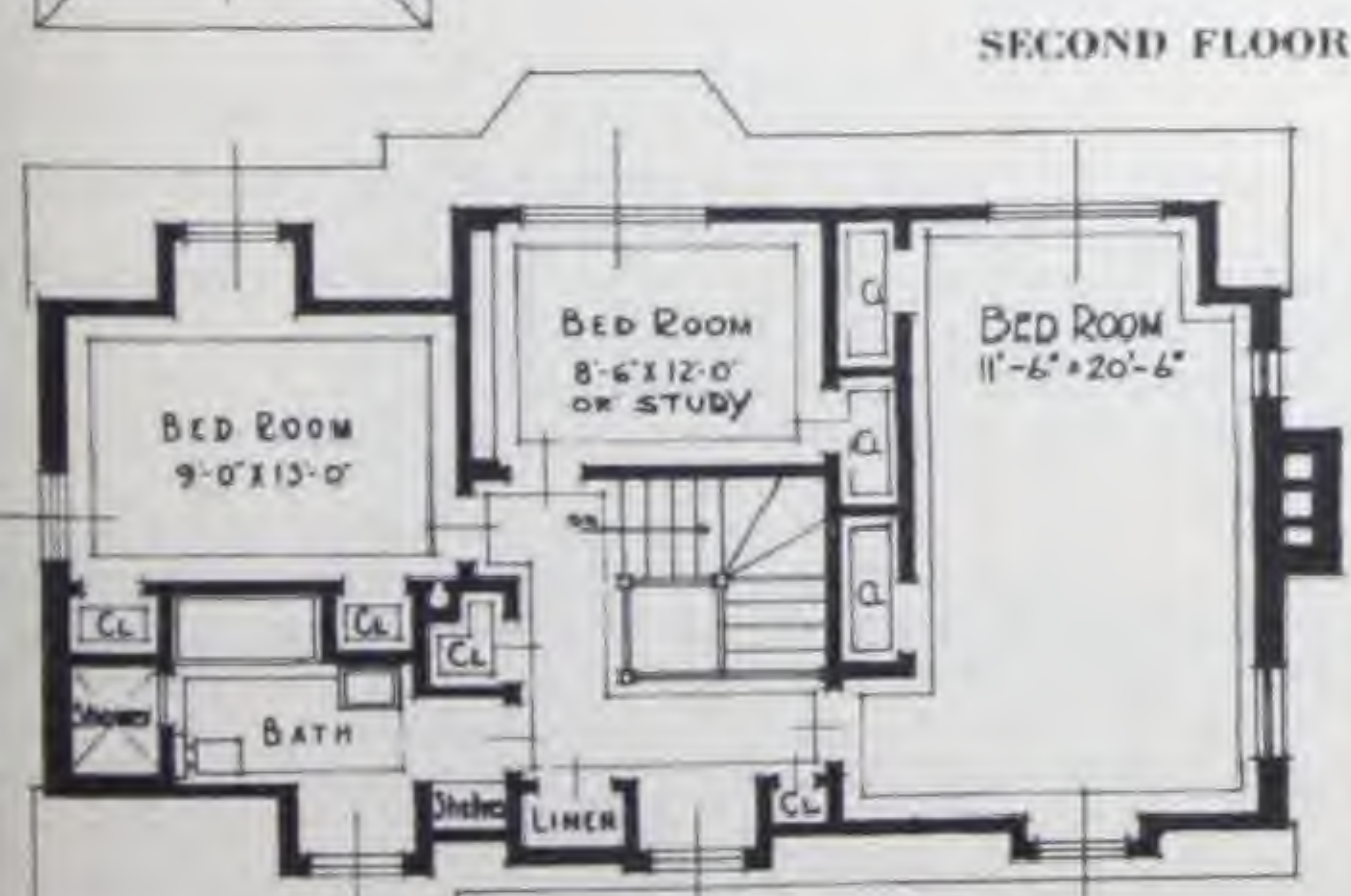
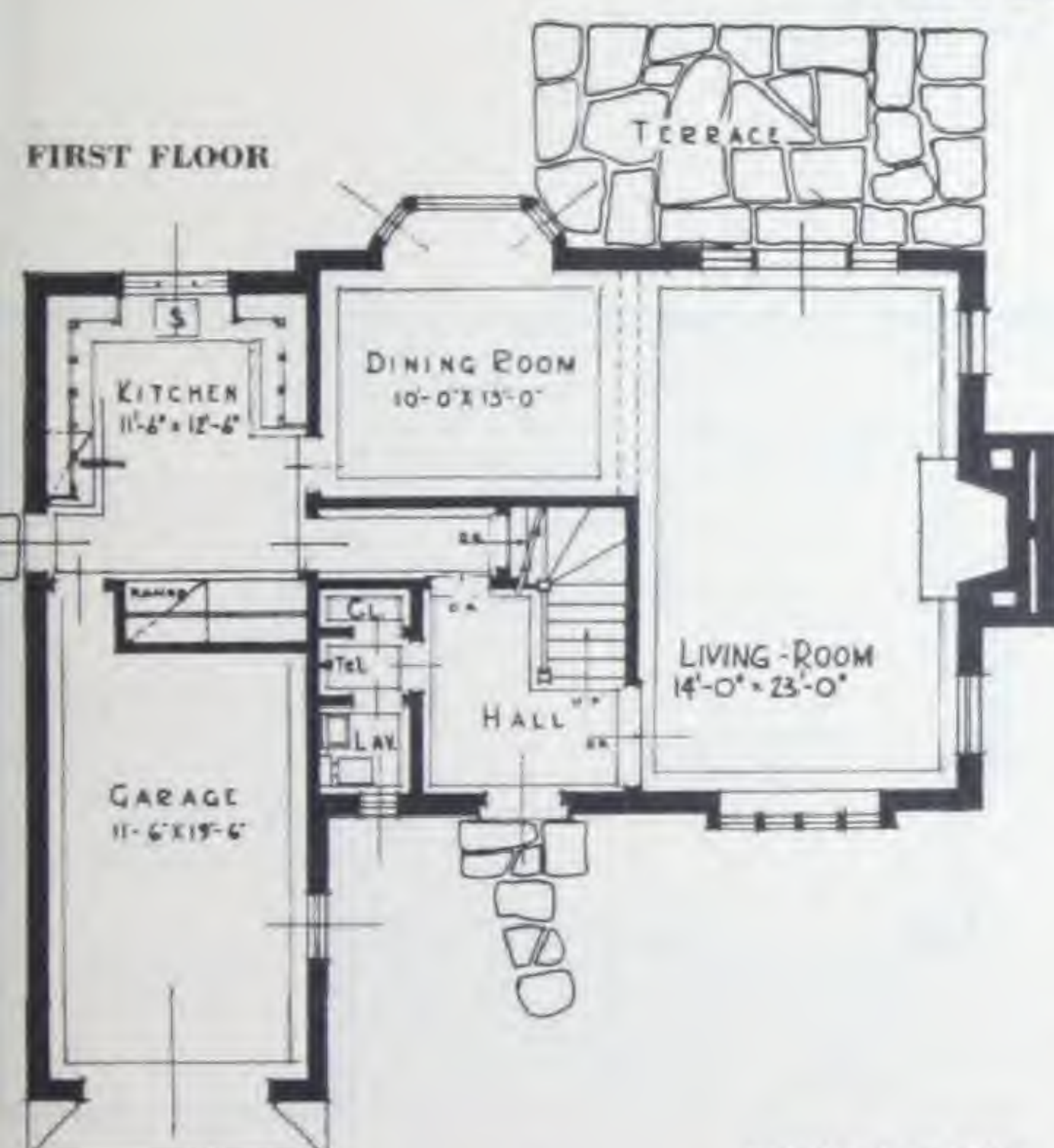
6 Rooms  
1 Bathroom and Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$7,300

LUXURY is something that everyone appreciates in a house, and when it's done simply it is doubly attractive. . . . Nothing could be more convenient here than the placing of the garage; you drive in comfortably on the stormiest day,

and then step directly into the house. . . . The dining room may be secluded for formal dinners, or an extension of the living room at other times. . . . The kitchen has that important quick access to the front door, and hallways are so spacious that there's even room for a stair-well. . . . The upstairs study is for cosy afternoons over needlework or lazy dressing-gown evenings. It will undoubtedly have a couch-bed, and that is the reason you can always keep a guest overnight. . . . You can offer a shower to the shower-fan and, a crowning luxury, a telephone closet where conversations can't be overheard. . . . Your guest may have to break a date to stay, and he won't want you to hear the outrageous excuses he makes up to do so.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.  
**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, brick veneer.  
Interior walls—lath and plaster.  
Floor construction—wood joists, plywood sub-floor.  
**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.  
**INSULATION:** Walls and roof.  
**WINDOWS:** Steel casement. Copper screening.  
**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, bathroom and lavatory.  
**WOODWORK:** Pine, natural finish in living room and hall, paint elsewhere.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



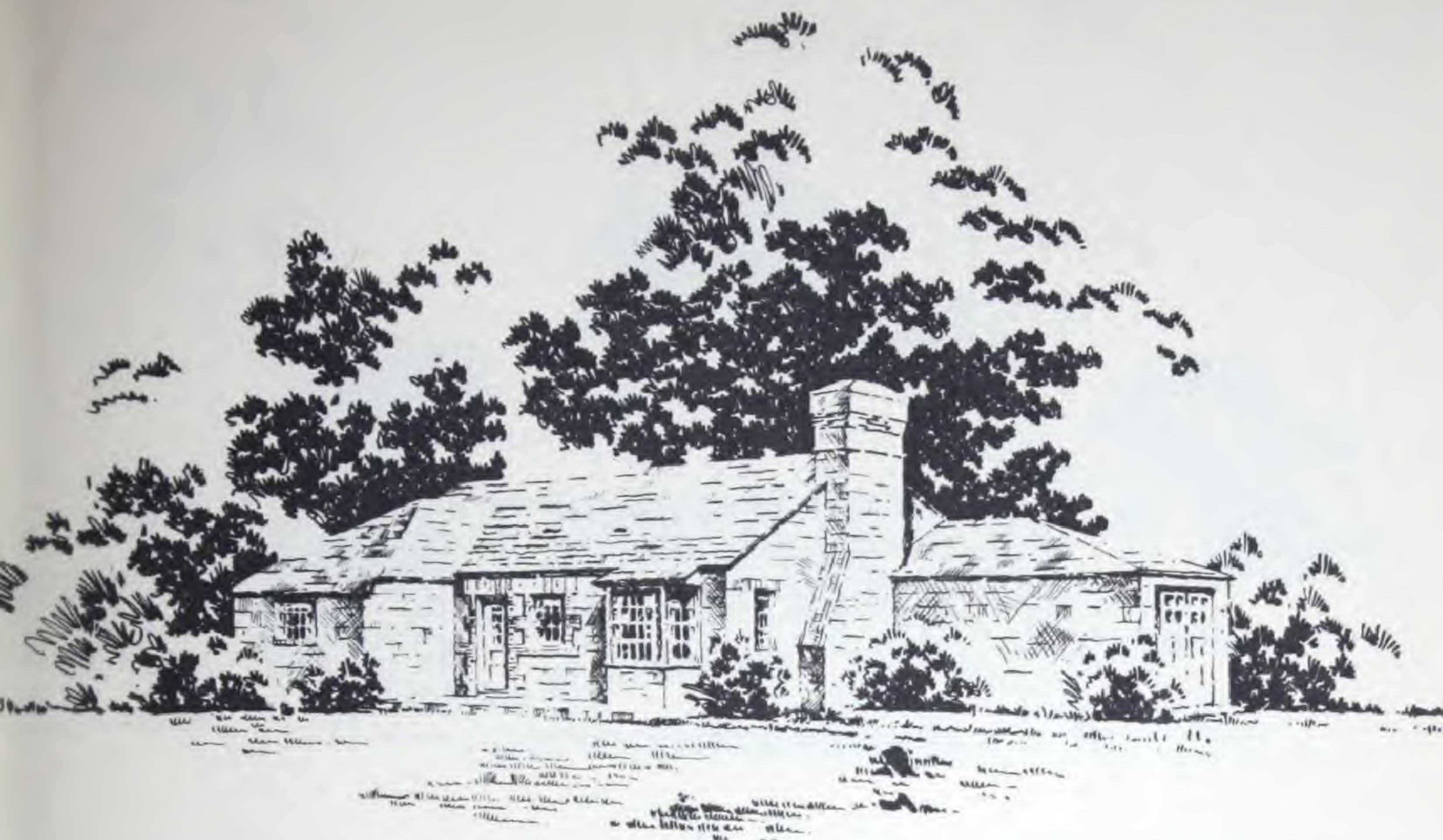


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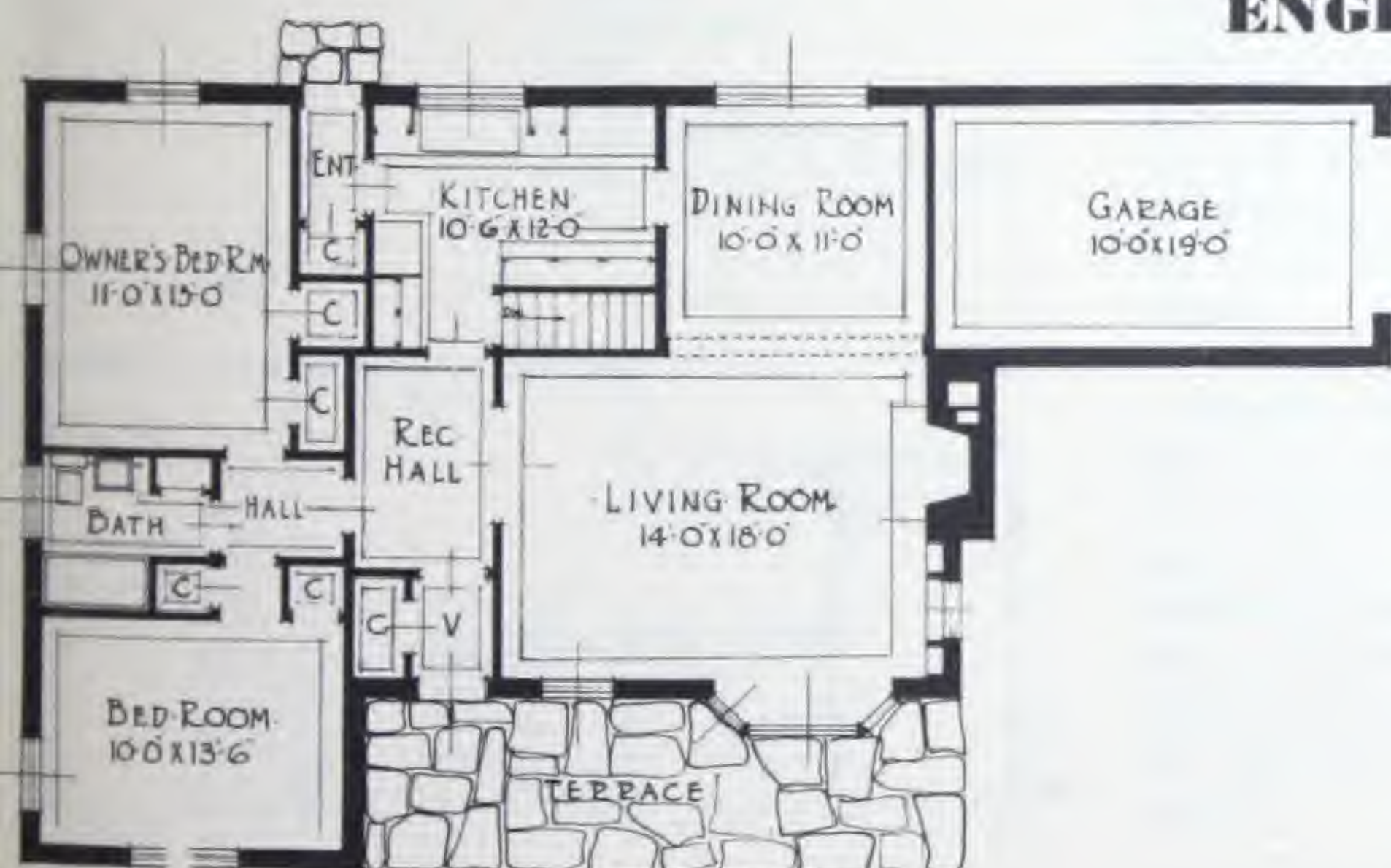




## ENGLISH COTSWOLD

### House No. 5-A

5 Rooms  
1 Bathroom  
Partial Basement  
1 Car Garage  
Approximate Cost, \$5,200



### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete block, painted finish.  
Interior walls—plywood with special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Frame—wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and ceiling.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in bathroom and kitchen.

**WOODWORK:** Pine to paint, natural finish in living room.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

Do you like a "little" house, all on one floor, but lots of "extra room" besides? This house is spacious and looks it; the two wings, for garage and for a bedroom, give it the low rambling lines that are always so inviting. Step into the vestibule; there's a reception hall beyond, and then on your right is a living room big enough for a real mansion. It opens out on one side in a big bay window and on the other into a dining room with one wall almost all window—truly a room to live in and to entertain in, formally or with the most delightful spur-of-the-moment parties. . . . Two closets to a bedroom is a modern idea we all like; both these bedrooms have them. So is extra kitchen cabinet space and a storage and hostess closet in the service entry; you'll find those here too. Front terrace and corner lot are called for in many a family's scheme of things—this plan answers both requirements.



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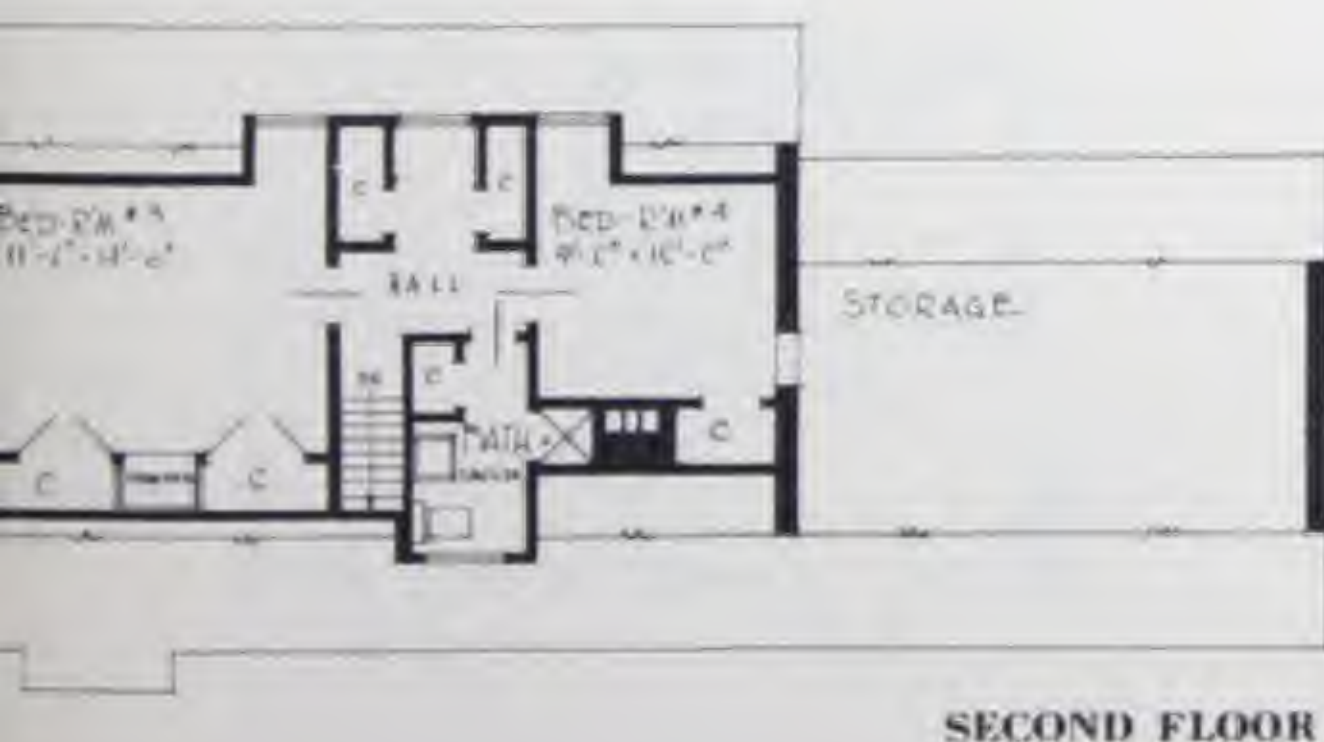
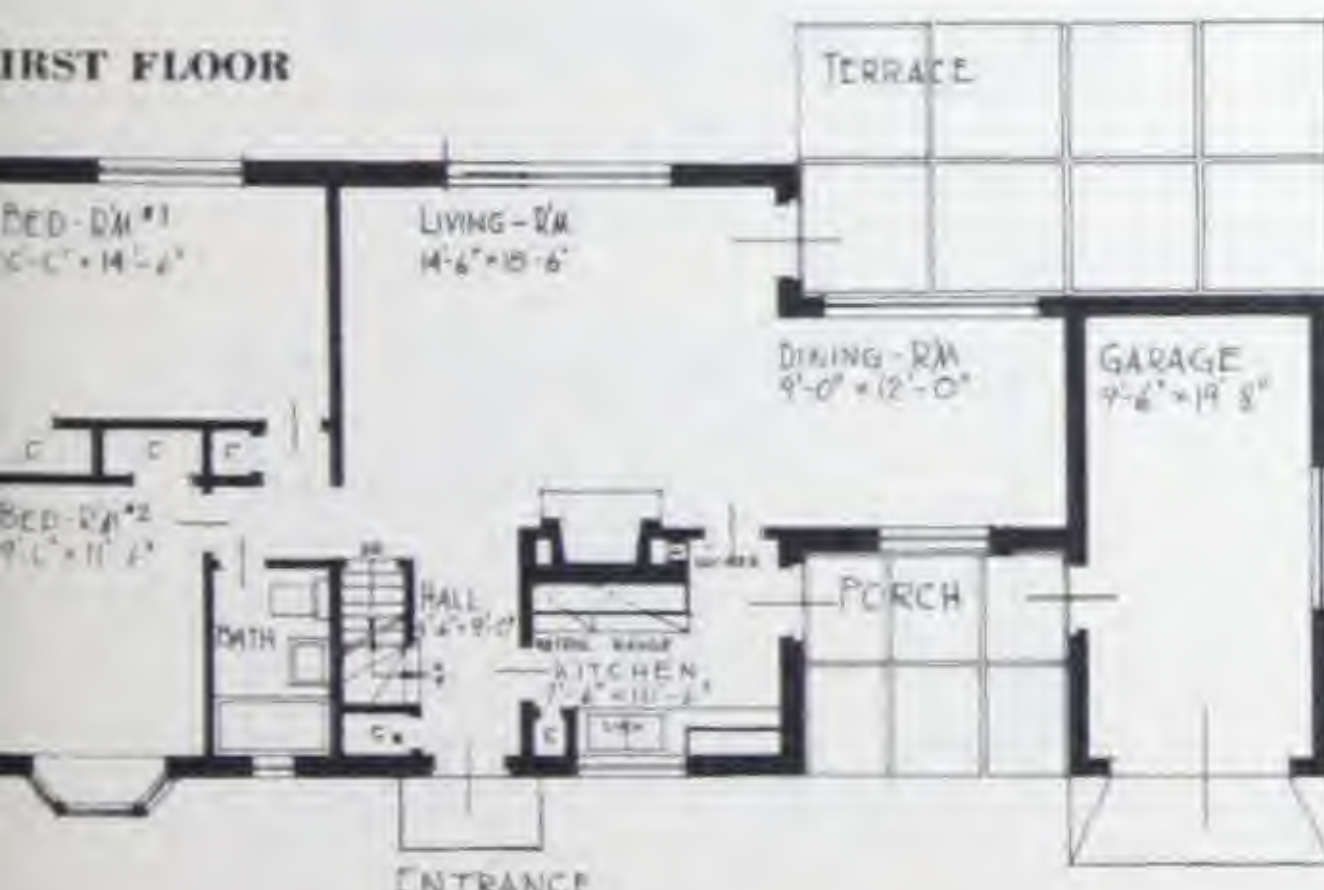
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## FRENCH House No. 7-KK

7 Rooms  
2 Bathrooms  
Porch  
1 Car Garage  
Partial Basement  
Approximate Cost, \$6,800



AT THE risk of seeming somewhat light-opera, one cannot help feeling that this small house is made for music. The canary will trill his song in one of the windows, behind the bank of geraniums, and on bright spring mornings it would be quite in keeping to see madame appear in the dormer window and gaily burst forth in an aria. Things being as they are, it is probable that most of the music will be supplied by the radio, but in this house it seems certain that all the programs will be tuneful. . . . A chorus of "*p'tites enfants*" would not be out of place, for the house is obviously large enough for the needs of a sizeable family, with perhaps grandmother and grandfather for good measure. . . . Singers, whistlers, instrumentalists and plain radio manipulators will find inspiration in its sunny rooms. Living and dining rooms face on the rear garden, while the dining room has a vista on the front, too. The small front porch is for surveying the world, and incidentally provides a sheltered passage from the garage, while the terrace is the summer living room where the household gathers "*en famille*."

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete blocks painted white.  
Interior walls—plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen and bathrooms.

**WOODWORK:** Oak sheathing in living room and dining room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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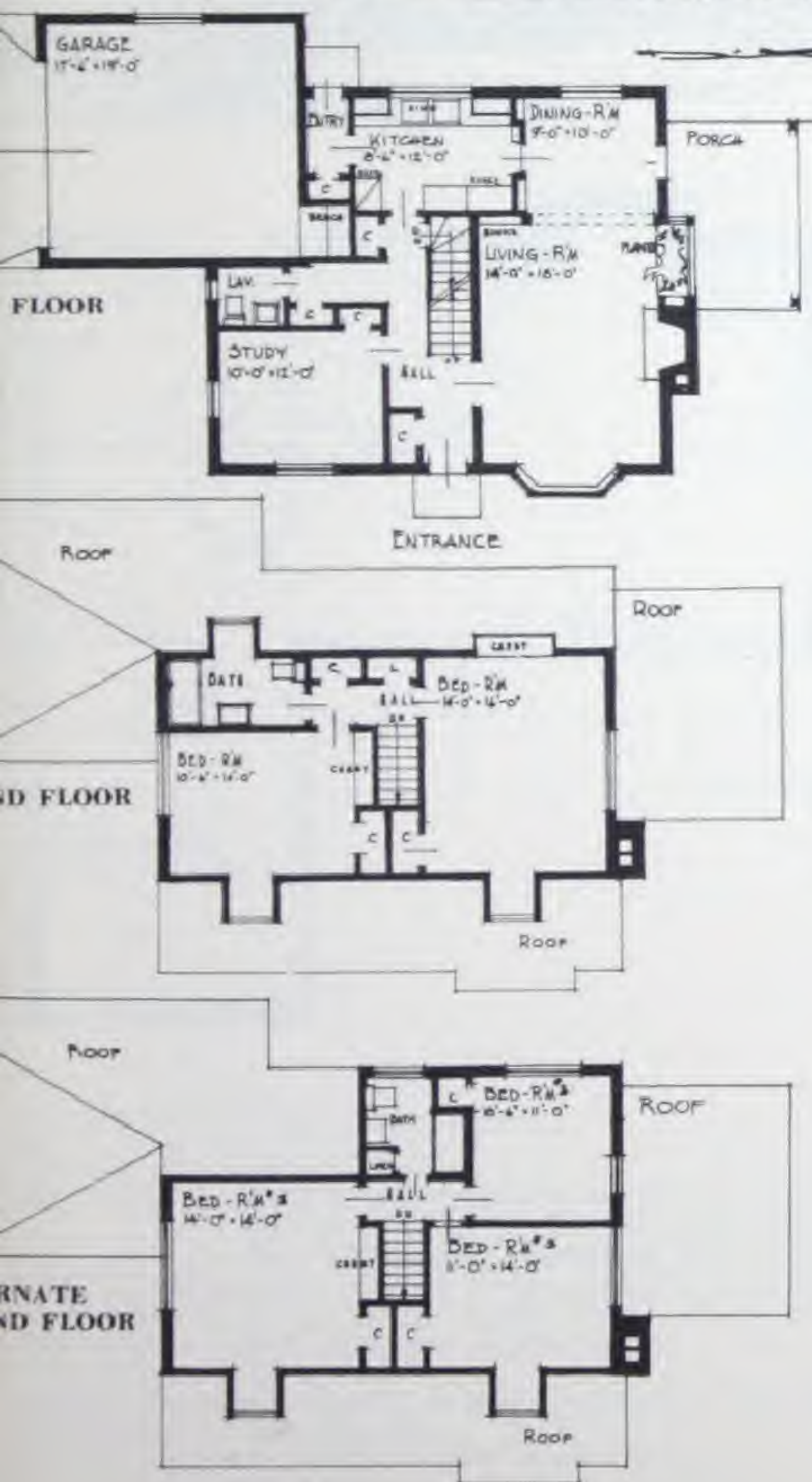
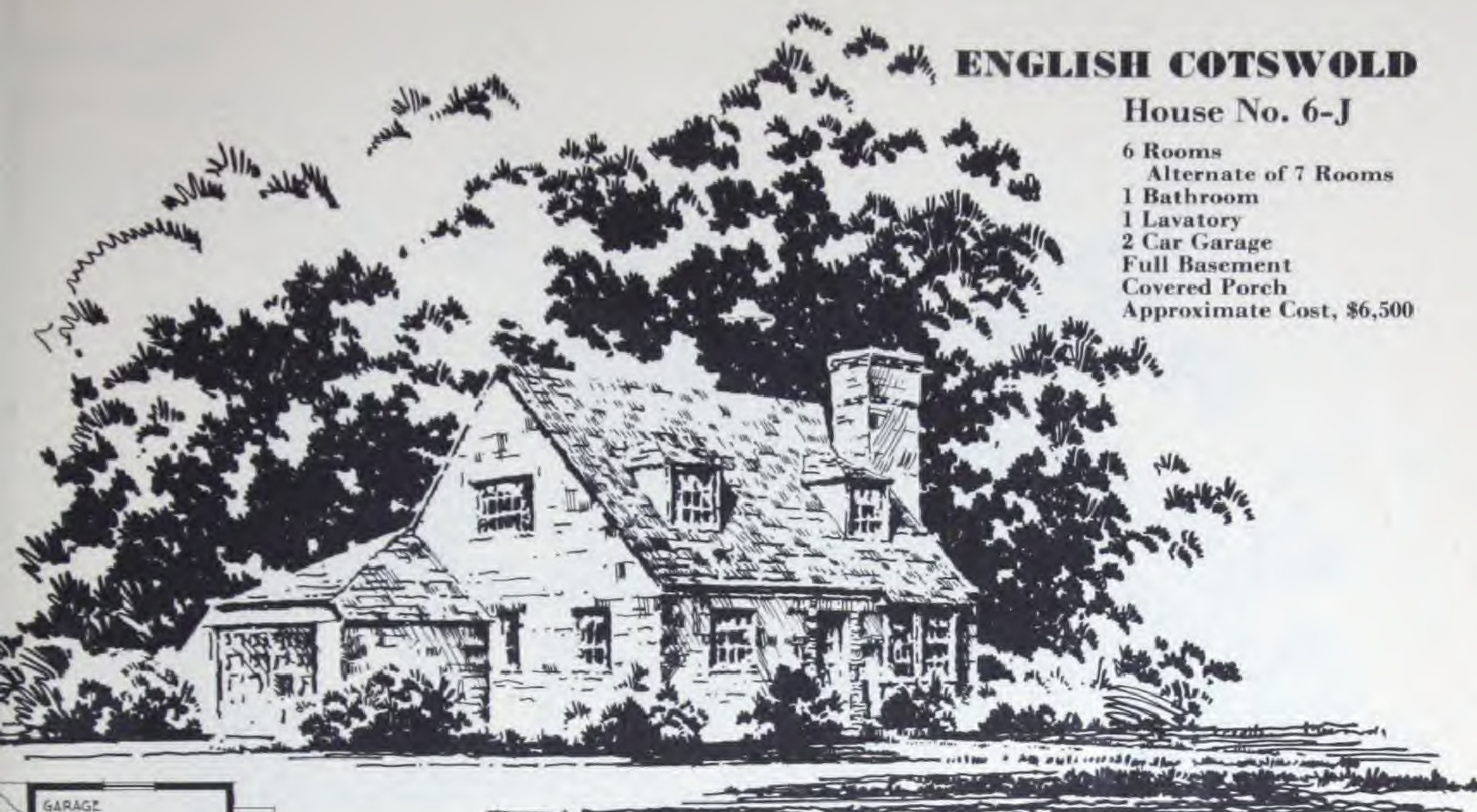
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## ENGLISH COTSWOLD

### House No. 6-J

6 Rooms  
 Alternate of 7 Rooms  
 1 Bathroom  
 1 Lavatory  
 2 Car Garage  
 Full Basement  
 Covered Porch  
 Approximate Cost, \$6,500



A most engagingly hospitable air seems the chief characteristic of this small house. Perhaps it's the stalwart chimney, erect at one side like a soldier's musket; perhaps it's the garage ell, conveniently tucked away at the other. Maybe it's the generous number and size of the windows. . . . At any rate it seems to say, "Won't you come in?" and one can imagine the owners flinging open the door to greet their guests. . . . The sketch shows what a pleasant tapestried effect cinder concrete block gives, especially when used with an inconspicuously patterned roof and with brick trim around the door. . . . The house is settled so firmly on the ground that it doesn't need foundation planting, only a few shrubs whose green contrasts pleasantly with the white color of the house. . . . Inside it's equally easy to like. The big living and dining room is for sociability, the study for concentration. In summer you whisk meals out to the porch; in winter you dine where you can watch the firelight. . . . Choose between two or three bedrooms, and don't overlook the built-in chests.

#### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
 Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete block, random size, painted white.  
 Interior walls—plaster.  
 Floor construction—wood joists, concrete sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, wood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Linoleum throughout.

**WOODWORK:** Natural pine in living room and dining room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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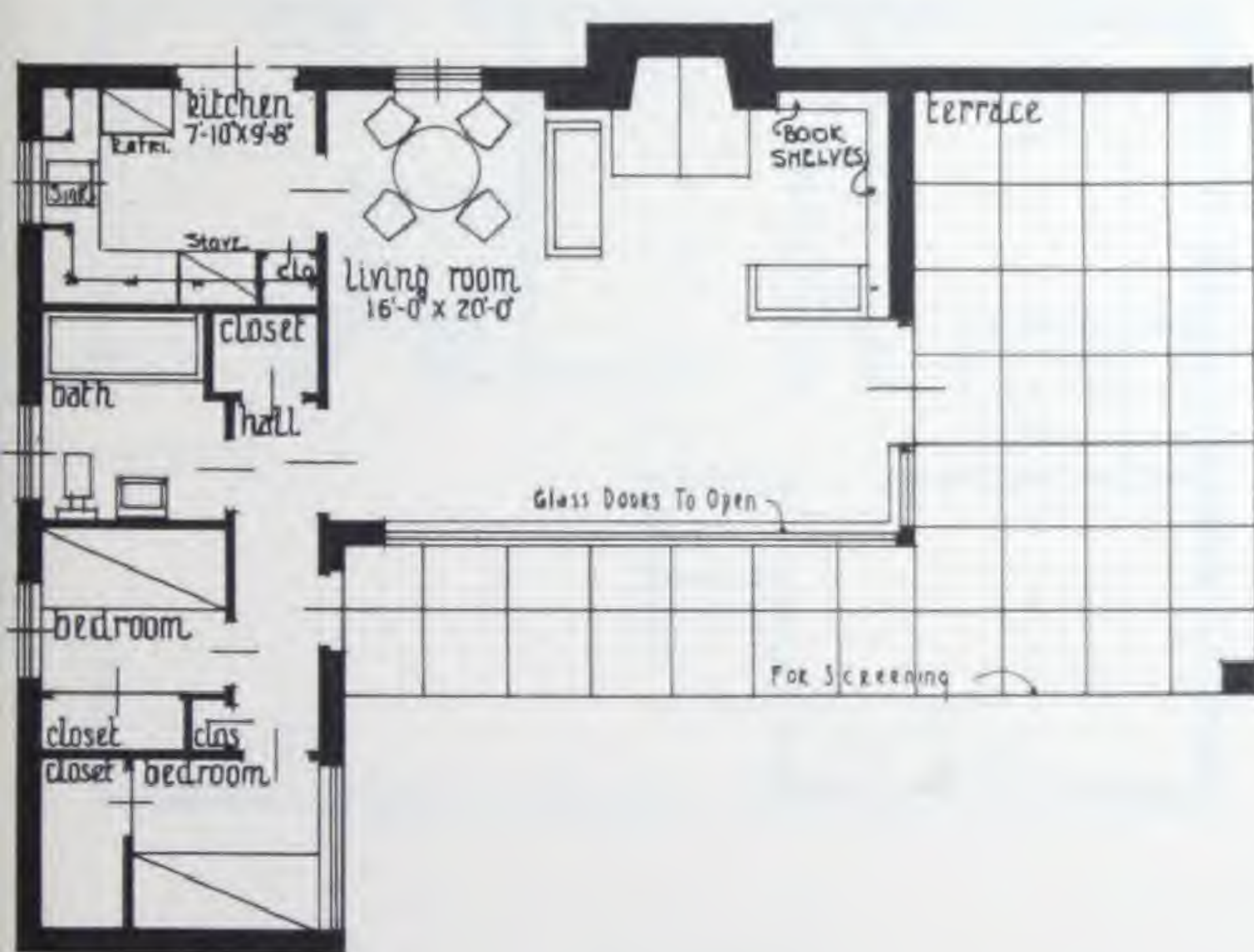
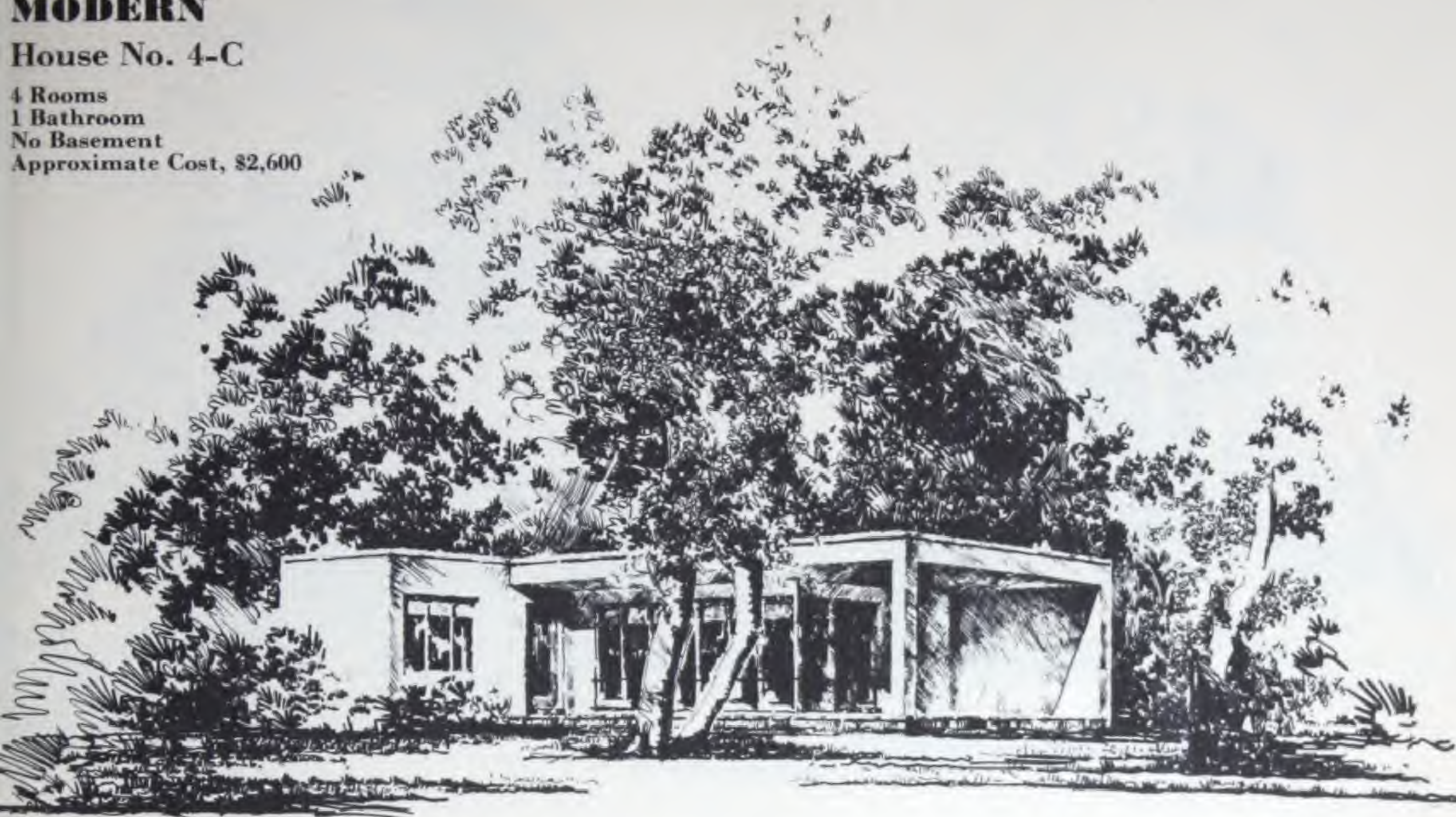
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# MODERN

## House No. 4-C

4 Rooms  
1 Bathroom  
No Basement  
Approximate Cost, \$2,600



### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
**STRUCTURE:** Exterior walls—cinder concrete blocks, stucco finish.  
Interior walls—plywood, with special wall finish.  
Floor construction—finished concrete slab on cinder fill.  
**ROOF CONSTRUCTION:** Frame, covered with plywood and tar and gravel.  
**INSULATION:** U. S. Gypsum weather board.  
**WINDOWS:** Steel casements. Copper screens.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable throughout.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Unit heater.

Would you like a small place in the country, something you can put in order from 8 to 8.30 daily, that is handy as an airplane instrument board, spacious as a promenade deck, cosy as the fairy-tale woodchopper's hut, and out-of-doorsy as a playhouse in a tree? It's a large order, but this small house fills it—and apparently without turning a hair. The bedrooms are really bunkrooms; contents of each, one two-decker bunk and one vast closet that takes everything.... The kitchen can be run from a tall stool in the middle of the floor. Outside the door is the table for four, and drawn up to the fire are two sofas, also serving four. The rest of the floor is for ping-pong, dancing or what have you, with the terrace doubling for the same.... The one drawback is that you'll have a hard time restricting it to four people. "After all," your friends will say, "there's no objection to cots on the terrace and we can eat off card tables here and there." When you want to be formal you'll keep it down to four, but it will accommodate—well—a whole lot more.

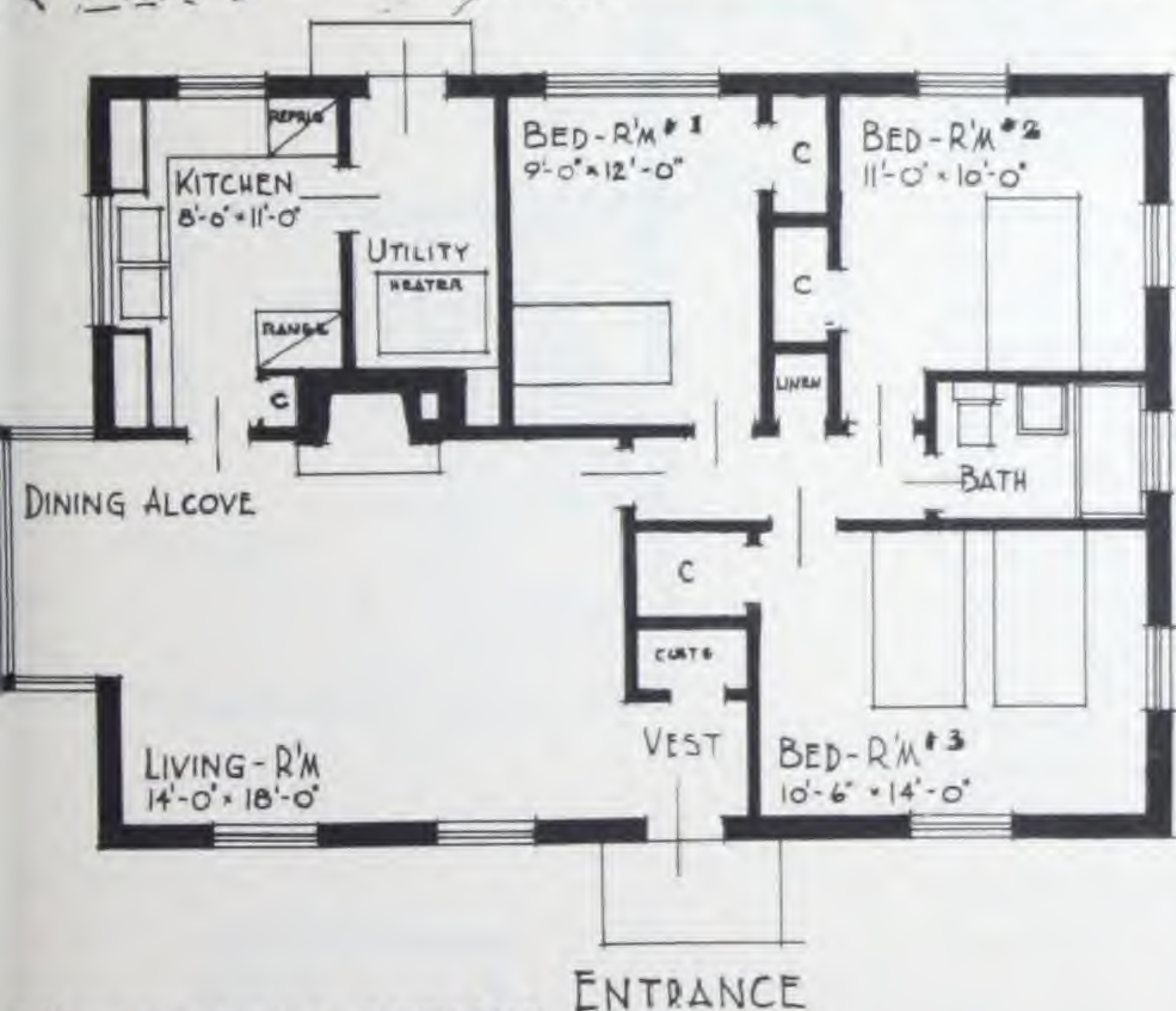
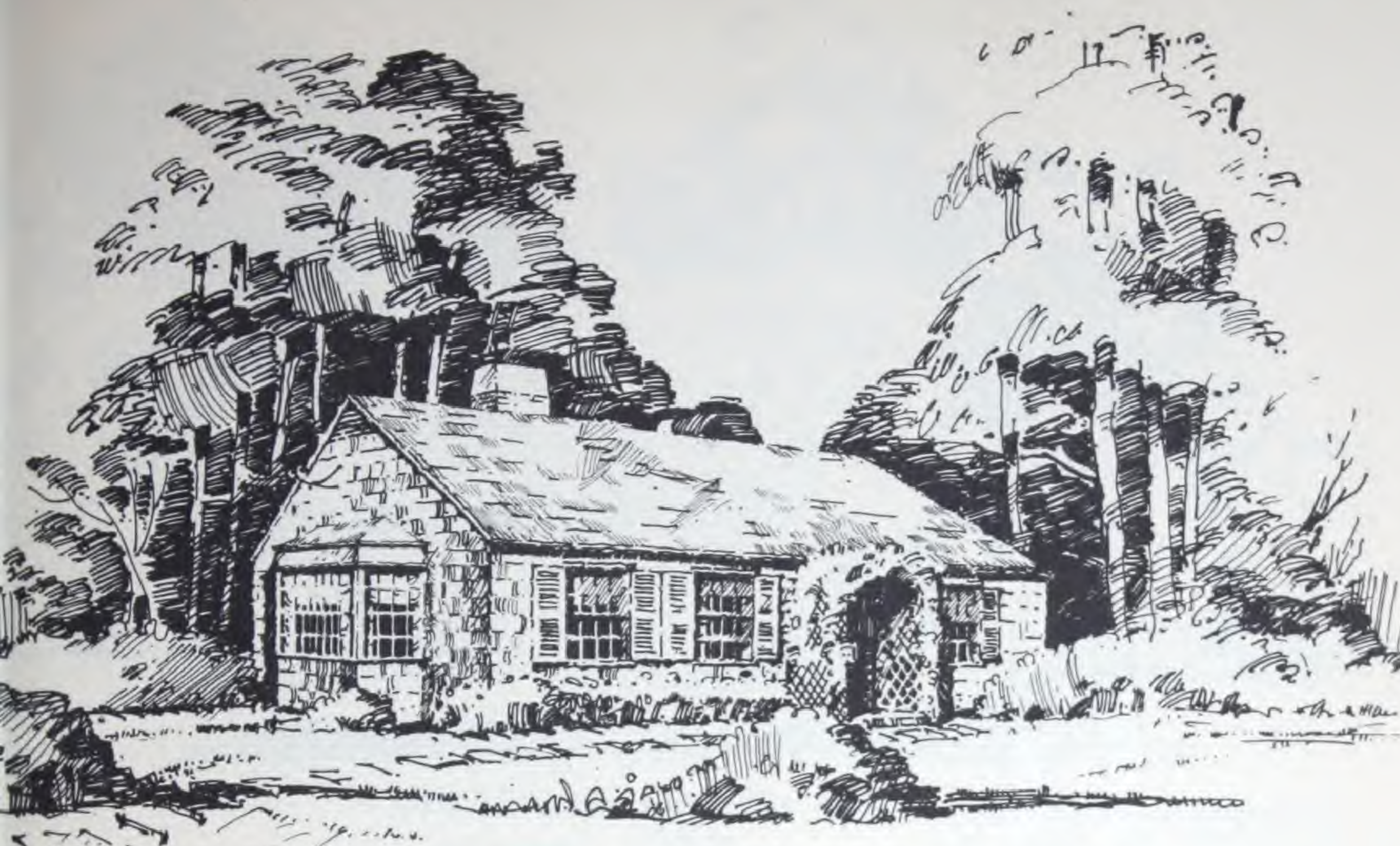


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#### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
 STRUCTURE: Exterior walls—wood construction, shingle exterior.  
 Interior walls—plywood covered with special wall finish.  
 Floor construction—wood joists, plywood sub-floor.  
 ROOF CONSTRUCTION: Wood rafters, plywood sheathing, asphalt shingles.  
 INSULATION: Walls and ceiling.  
 WINDOWS: Wood, double hung. Copper screens.  
 FLOOR COVERINGS: Oak flooring. Linoleum in kitchen and bathroom.  
 WOODWORK: Pine to paint.  
 PAINTING: Three coats.  
 ELECTRICAL INSTALLATION: Wiring system—B.X. cable.  
 PLUMBING: Copper piping.  
 HEATING AND AIR CONDITIONING: Direct fired air conditioning unit.

#### COLONIAL House No. 5-G

5 Rooms  
 1 Bathroom  
 No Basement  
 Approximate Cost, \$4,200

CAPE COD down to the last red rosebud over the door, but Cape Cod with a difference. You'll furnish this house with chintzes, flowered papers and gleaming brass and copper, no doubt, but there's something about it that will encourage you to slip in odd pictures or carvings or bits of china, things that connote strange corners of the world or recall bright facts of history. . . . Some of the features that make this so unobtrusively Cape-Cod-with-a-difference are the generous big windows and the stubby chimney, which goes back to Pilgrim times instead of being the spindly imitation of so much recent Cape Cod. And the bay window is so lavish in its use of glass that it's almost modern. . . . You'll notice there are three bedrooms instead of the usual two in a house of this size. That extra room will never be empty. If a relative doesn't move in, it will be overnight guests, and the only way you'll be able to get them to leave will be to announce that another guest is arriving in half an hour.



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## COLONIAL House No. 6-EEE

7 Rooms  
1 Bathroom  
1 Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$7,500

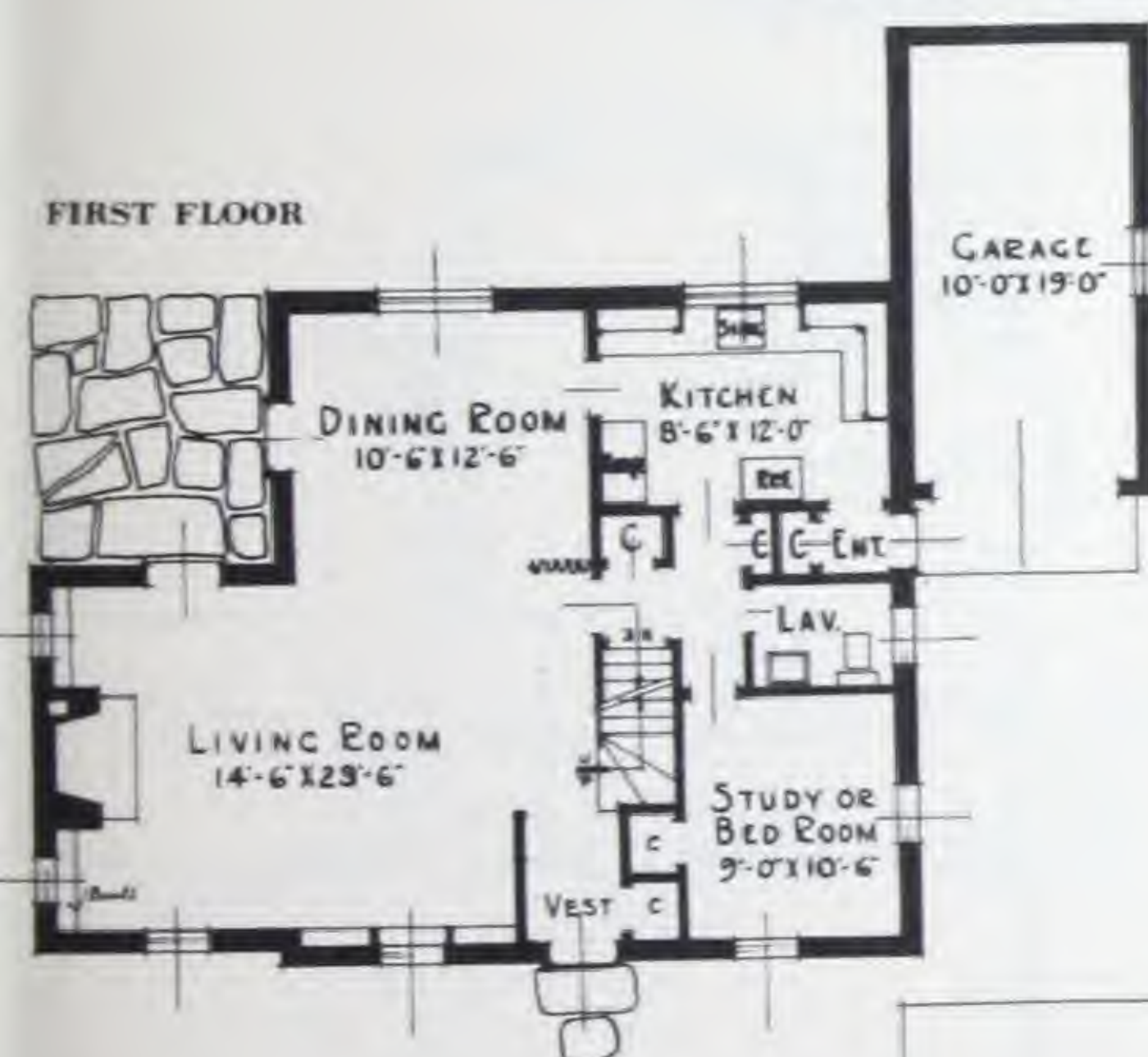
ONE of the chief characteristics of the Yankee—and especially the Yankee who lives near the ocean—is independence. It's the basis of many a briny anecdote, and it's one of the reasons why, out of

hundreds of pitched-roof, story-and-a-half cottages on Cape Cod, no two are exactly alike. . . . Cape Codders built to a good pattern, but they varied it at will. . . . Here the variation consists of putting the chimney at the end of the ell. It's not only distinctive but logical—which Yankees would also approve—because it makes possible an unusually attractive living room. . . . Inside, the house is equally distinctive, for the openness of the plan is unmistakably modern. The stairs go up from the living room and the dining room is set apart only by curtains. The study, on the other hand, holds firmly off by itself. . . . A Cape Cod Yankee would call this "a mighty pretty little house," and, being shown the interior, he'd add: "Like the inside, too, by gorry. Yes, sir, there's somethin' sort o' different 'bout this house. It's the sort o' house I like."

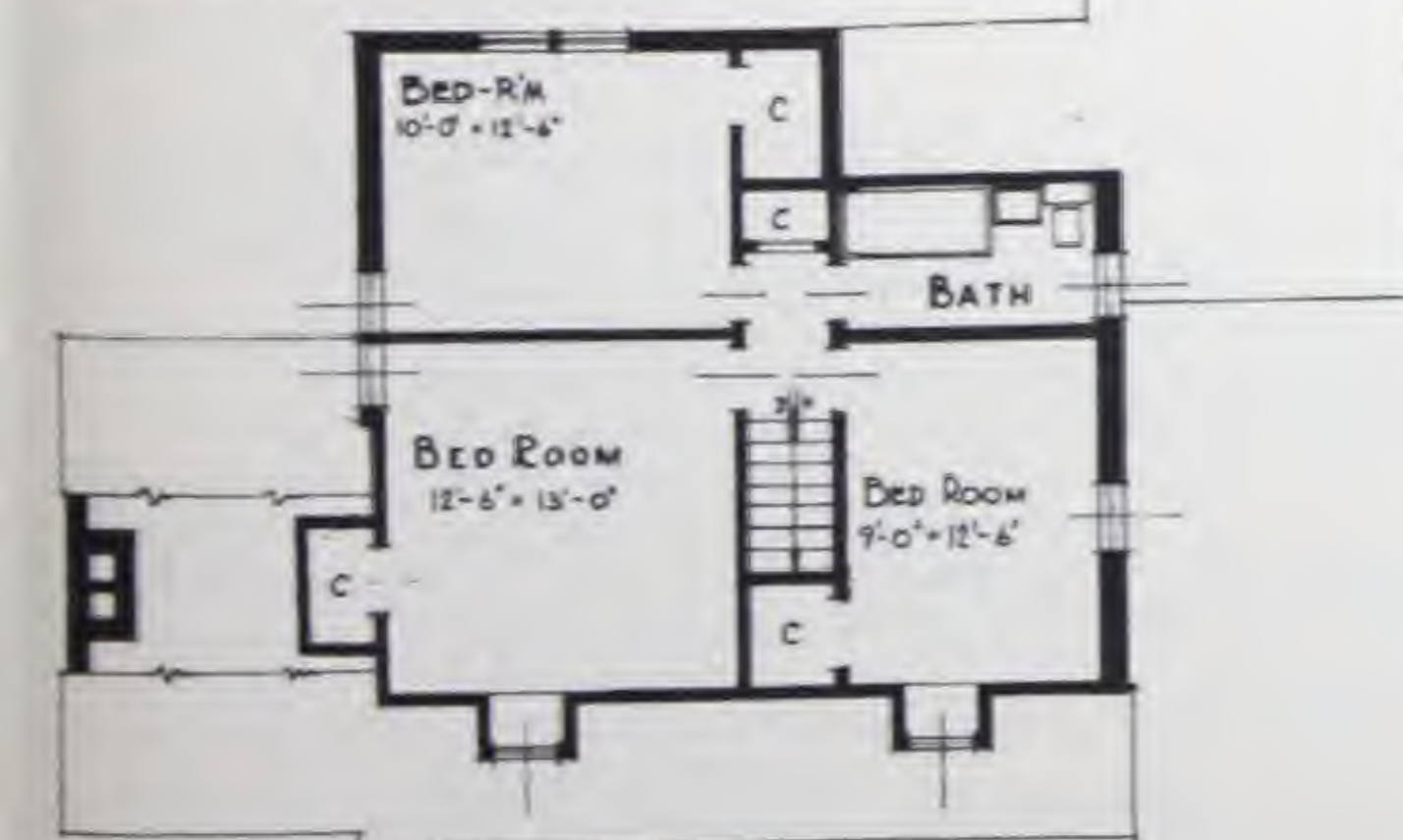
### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.  
**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, clapboards.  
Interior walls—plywood with special wall finish.  
Floor construction—wood joists, plywood sub-floor.  
**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.  
**INSULATION:** Walls and second floor ceiling.  
**WINDOWS:** Wood, double hung. Copper screens.  
**FLOOR COVERINGS:** Oak flooring. Linoleum in kitchen, bathroom and lavatory.  
**WOODWORK:** Natural pine in living room, pine to paint elsewhere.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

FIRST FLOOR



SECOND FLOOR





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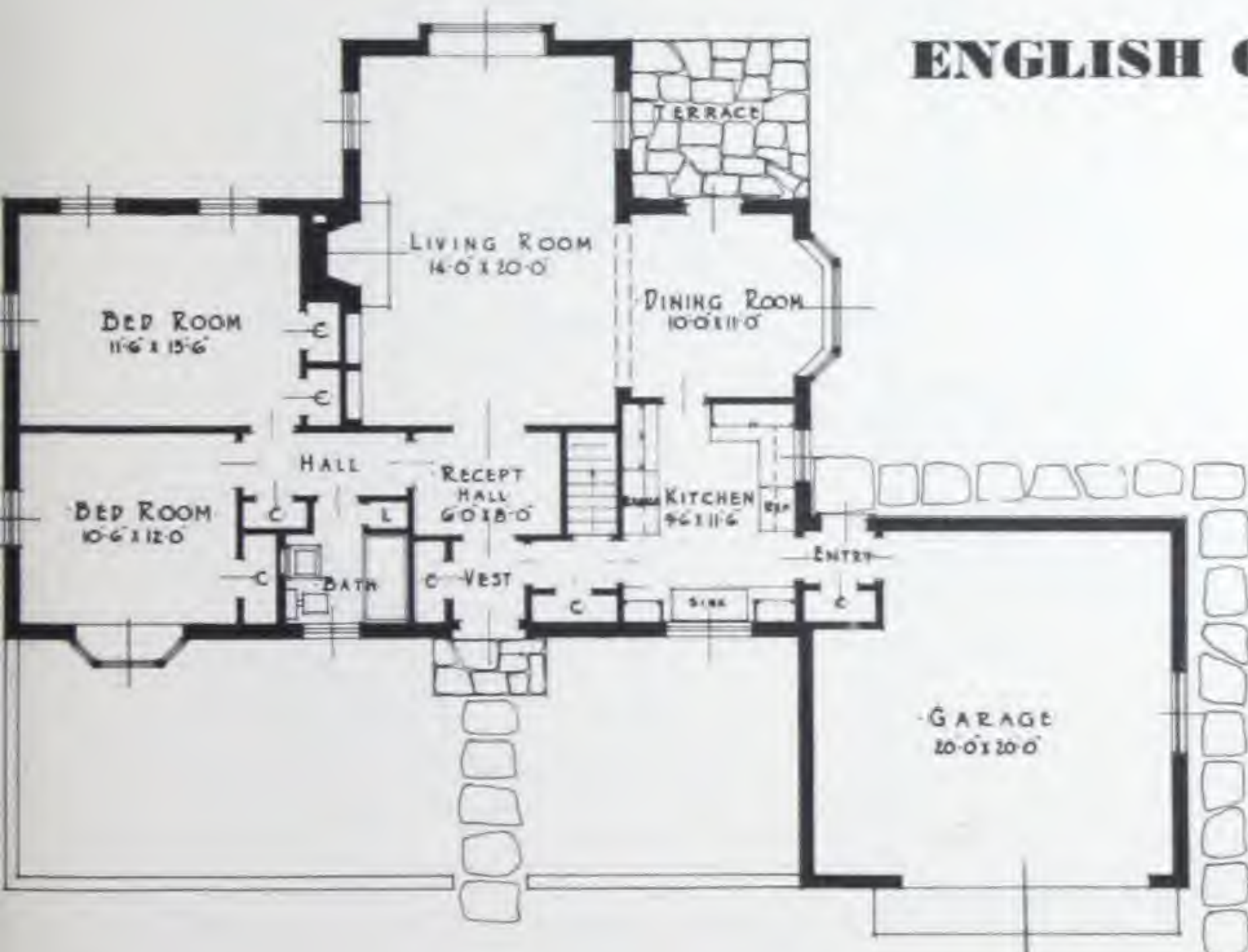




## ENGLISH COTSWOLD

### House No. 5-B

5 Rooms  
1 Bathroom  
2 Car Garage  
Partial Basement  
Approximate Cost, \$5,600



### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete block, random size, painted white.  
Interior walls—plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**INSULATION:** Walls and ceiling.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Oak flooring. Linoleum in kitchen and bathroom.

**WOODWORK:** Natural finish in living room, painted elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

REMEMBER the thrill of pure delight you felt when you saw your first suburban street of English cottage gardens, mad riots of color that defied the gayest artist's palette to reproduce? English gardeners haven't the heart to hide their brimming flower-beds from the world, and this little walled enclosure is meant, in the same way, to be sown with a lavish hand and to lift the spirits of every passerby. . . . There is a back garden, too; you can look right through the house from the front door and see it. There is a side garden, equally sheltered. You dine (when you can spare a minute from the garden) on a terrace where a bowl of soup can be rushed from the kitchen in a matter of seconds. . . . In winter, the house is still in the midst of the garden. . . . But study the plan for yourself, for the more clearly you visualize it, the better you will understand the many features that make this a truly homelike garden cottage if ever there was one.

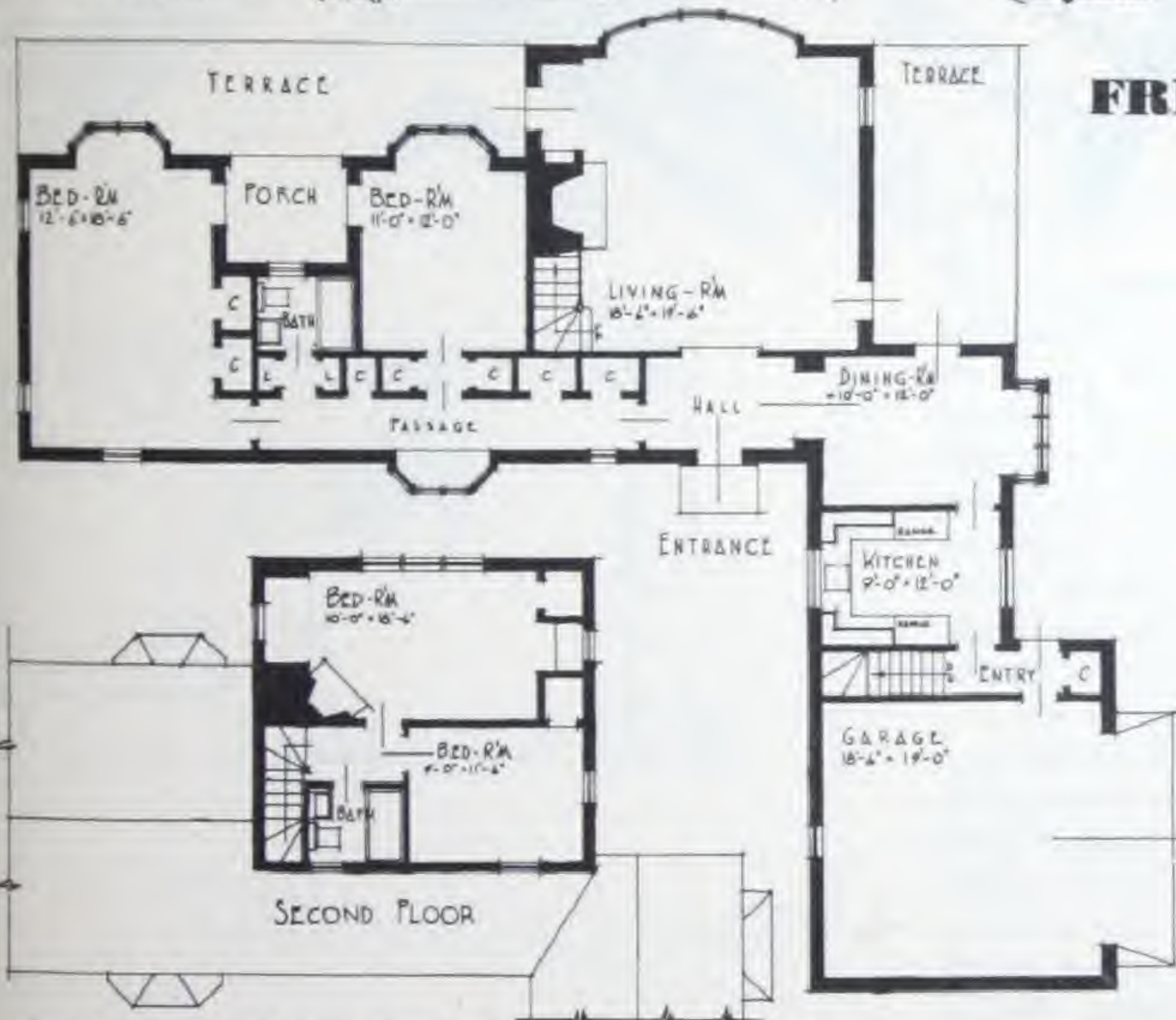


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## FRENCH

### House No. 7-VV

7 Rooms  
2 Bathrooms  
2 Car Garage  
Partial Excavation  
Approximate Cost, \$10,000

WHICH of us, when young, has not read and loved the stories of King Arthur and his knights, and which of us does not have, in the back of his mind, a feeling that he'd like his home to be a sort of castle—strongly built, secure from the storms and perils of the world, a refuge in the true sense of the word? This house is a present-day castle, and the features that make it so are largely the recessed and sheltered doorway, the courtyard approach to the house, facing the street; and the massive tower-like second floor. . . . To one end a bedroom wing projects for privacy and on the other is the garage and service—an integral part of the whole, contributing to its solidarity. . . . The house couldn't be more conveniently planned for modern living—take the fireplace in the upstairs room, which can be either the owner's bedroom or a study, for instance. . . . and the porch for warm weather use leading to a garden private to the first floor bedrooms. . . . It centers, however, around the hearth; draw up to your fire on a winter night and you can almost imagine a moat and a drawbridge outside.

#### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, brick veneer.  
Interior walls—plywood with special wall finish. Natural wood in living room.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, shingles.

**INSULATION:** Walls, floor and ceiling.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in bathrooms and kitchen.

**WOODWORK:** Natural oak in living room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**AIR CONDITIONING:** Direct fired air conditioning unit.

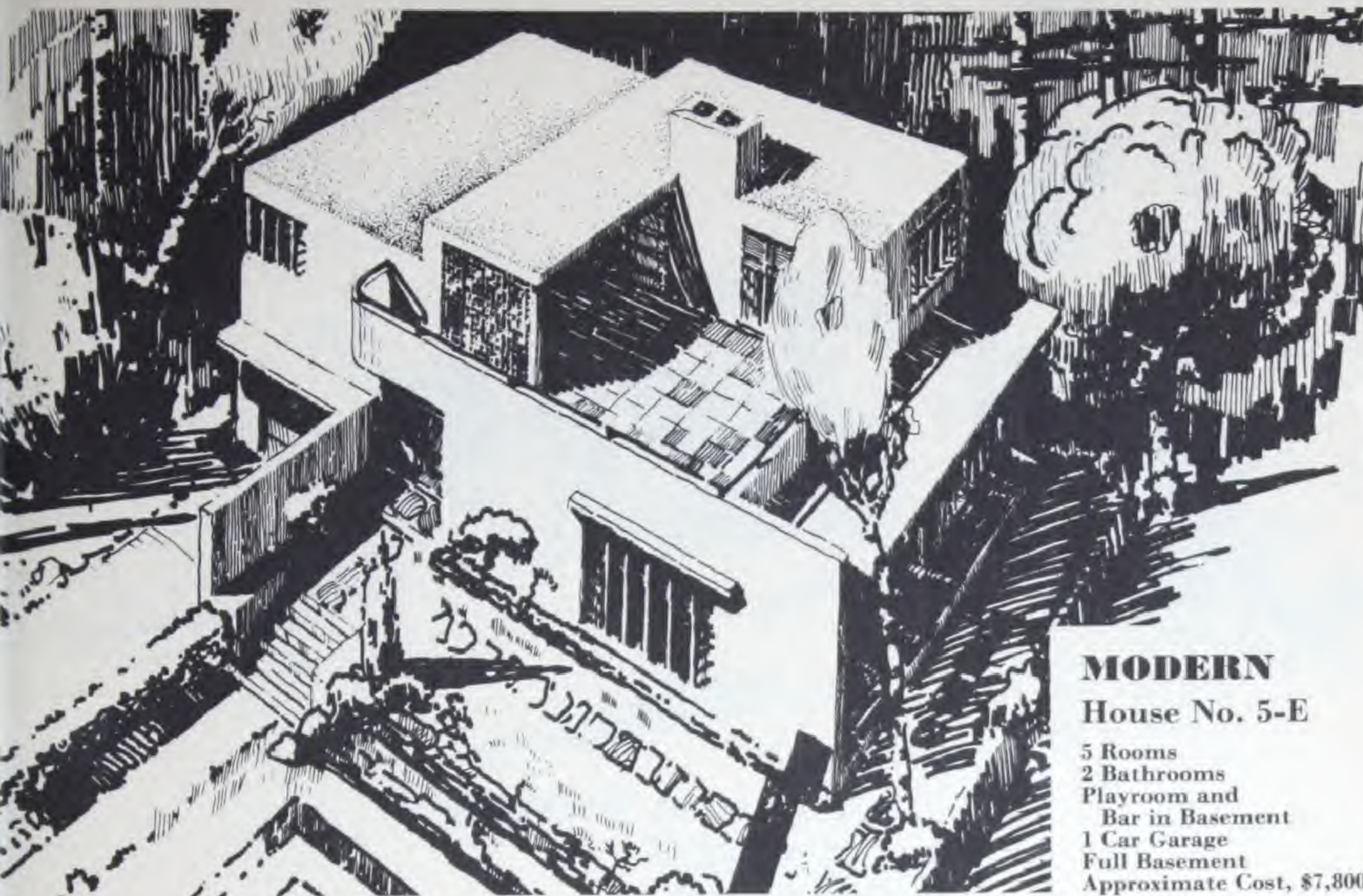


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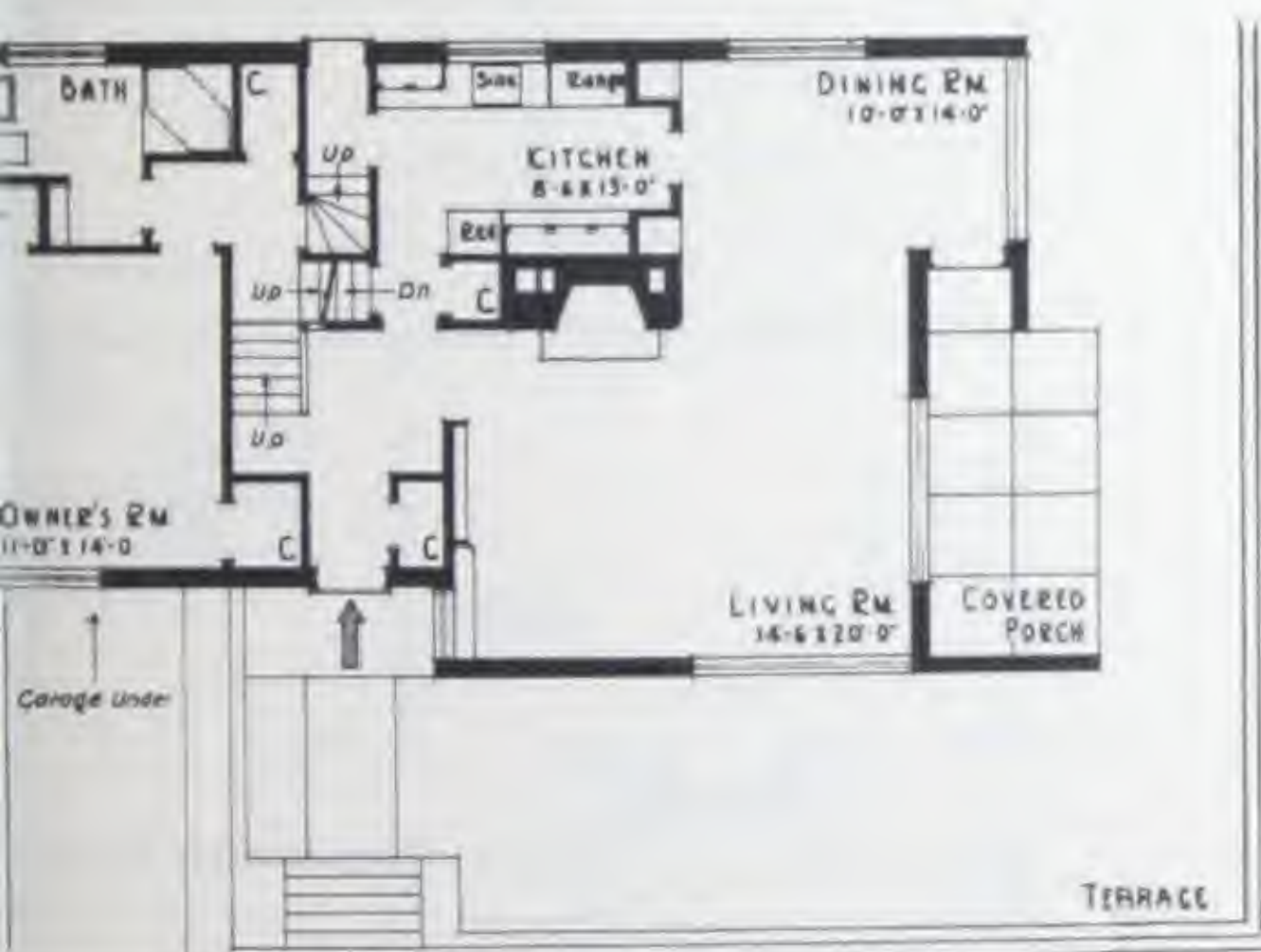
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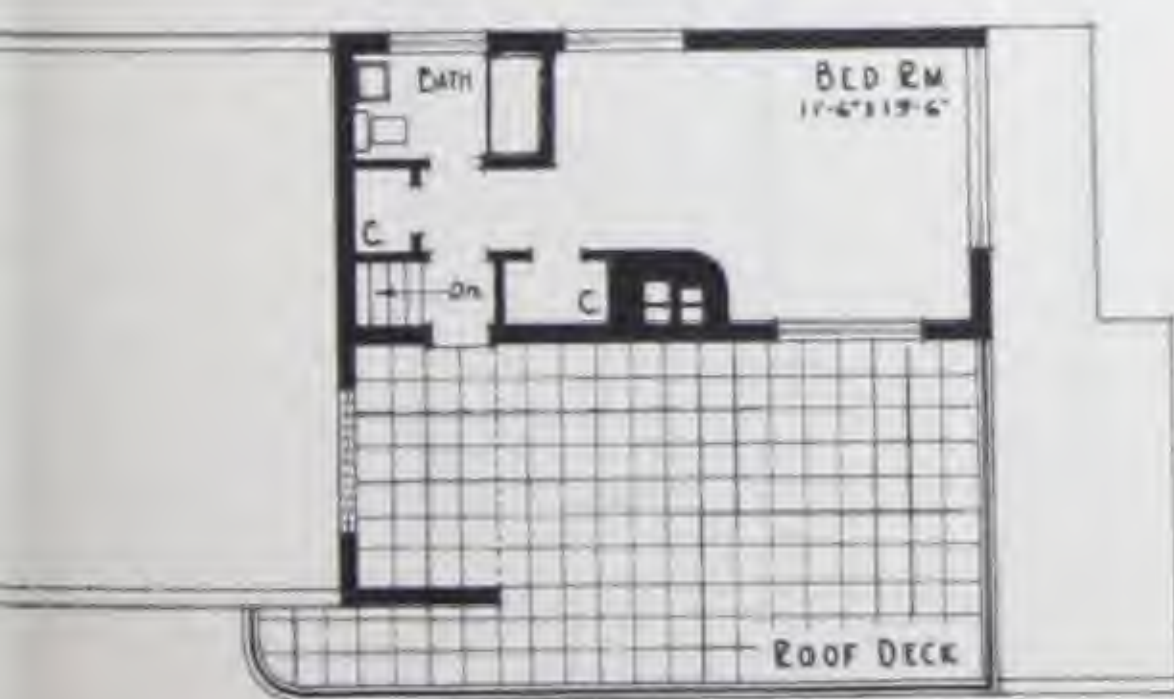


## MODERN House No. 5-E

5 Rooms  
2 Bathrooms  
Playroom and  
Bar in Basement  
1 Car Garage  
Full Basement  
Approximate Cost, \$7,800



FIRST FLOOR



SECOND FLOOR

For permanent joy and exhilaration of spirit, no house is comparable to the one on a hill. This house, rising so substantially from its site, makes its own hill. . . . It's on four levels. The lowest, somewhat below ground level, is for the garage and basement, including a playroom. Next comes the living area (living and dining rooms and kitchen), some three feet above ground level and surrounded on two sides by a raised terrace. Go up six steps and there is the owner's suite above the garage. Walk up another four and you have the second bedroom and the great roof deck, over the living area. . . . It's a house made for looking out over long distances, over countryside or towards a distant city. . . . The porch is sheltered by a roof, and the sundeck is partly roofed, making both of them ideal for outdoor dining. . . . The fireplace is Belgian black marble, the stair rail aluminum and floors are parquet oak or linoleum. An important convenience is the direct access from garage to living room. . . . The modernistically minded family could find no lovelier home.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete block, stucco finish.  
Interior walls—plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood, plywood sheathing, tar and gravel.

**INSULATION:** Walls and roof.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Parquet oak. Linoleum in kitchen and bathrooms.

**WOODWORK:** Natural finish and painted.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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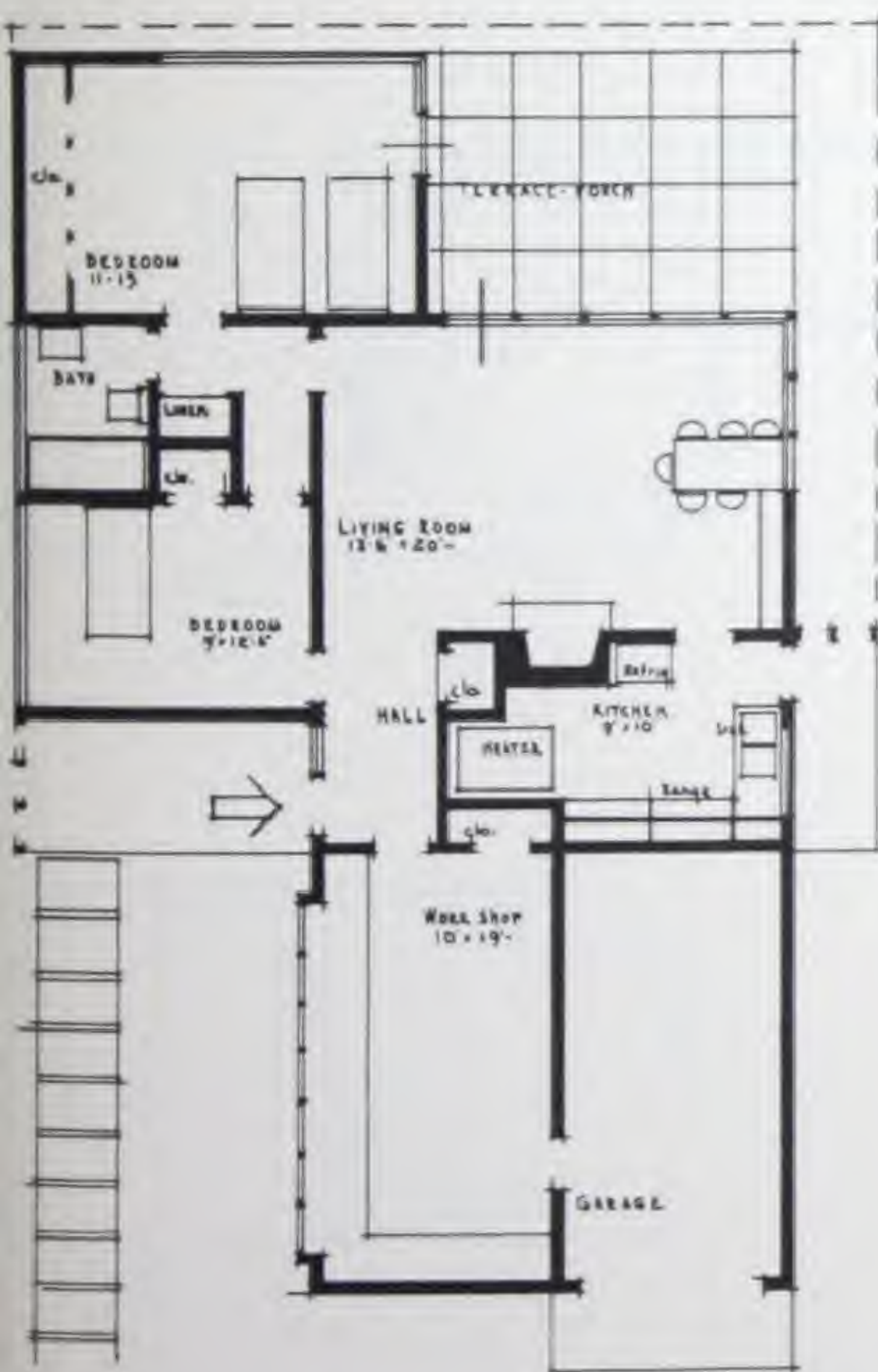
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## MODERN House No. 5-M

5 Rooms including  
Workshop and Dining  
Space in Living Room  
1 Bath  
1 Car Garage  
No Basement  
Approximate Cost, \$4,000



Is there someone in your family who hems and haws and rubs his chin when he looks at house plans of the size you've both decided on? If so, it's a fair guess that he's got in the back of his mind a subconscious yearning for a "putter-room" he can call his own. "Any room in the attic?" he's thinking, or "Would it have a cellar?" . . . Show him this plan and watch the dawn of pure delight. "O.K." he'll say, "let's take it." He won't even notice that the house faces a secluded side and rear garden, that it has two delightfully planned bedrooms, an enchanting living-dining room and a kitchen that tucks the heating plant under its wing. . . . Of course, it isn't necessary to go through the workshop from the garage, but just let any one try to escape it when the workshop owner is around!

### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
STRUCTURE: Exterior walls—wood frame, plywood sheathing, pine siding.  
Interior walls—plywood.  
Floor construction—concrete slab on cinder fill.  
ROOF CONSTRUCTION: Wood roof joists, plywood sheathing, tar and gravel.  
INSULATION: Floor, walls and roof.  
WINDOWS: Wood casement. Copper screens.  
FLOOR COVERINGS: Linoleum.  
WOODWORK: Natural finish.  
PAINTING: Three coats.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Electric steam radiators.



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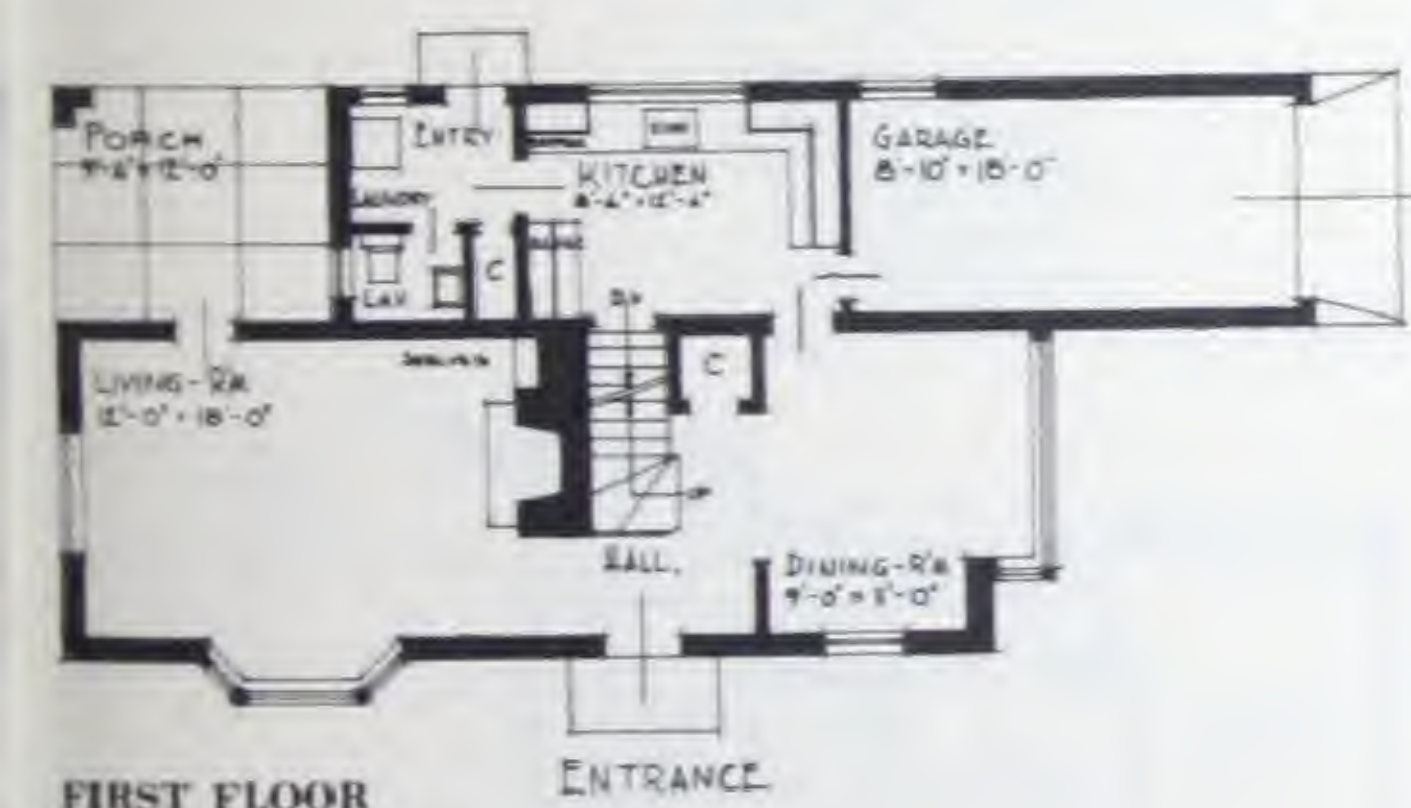
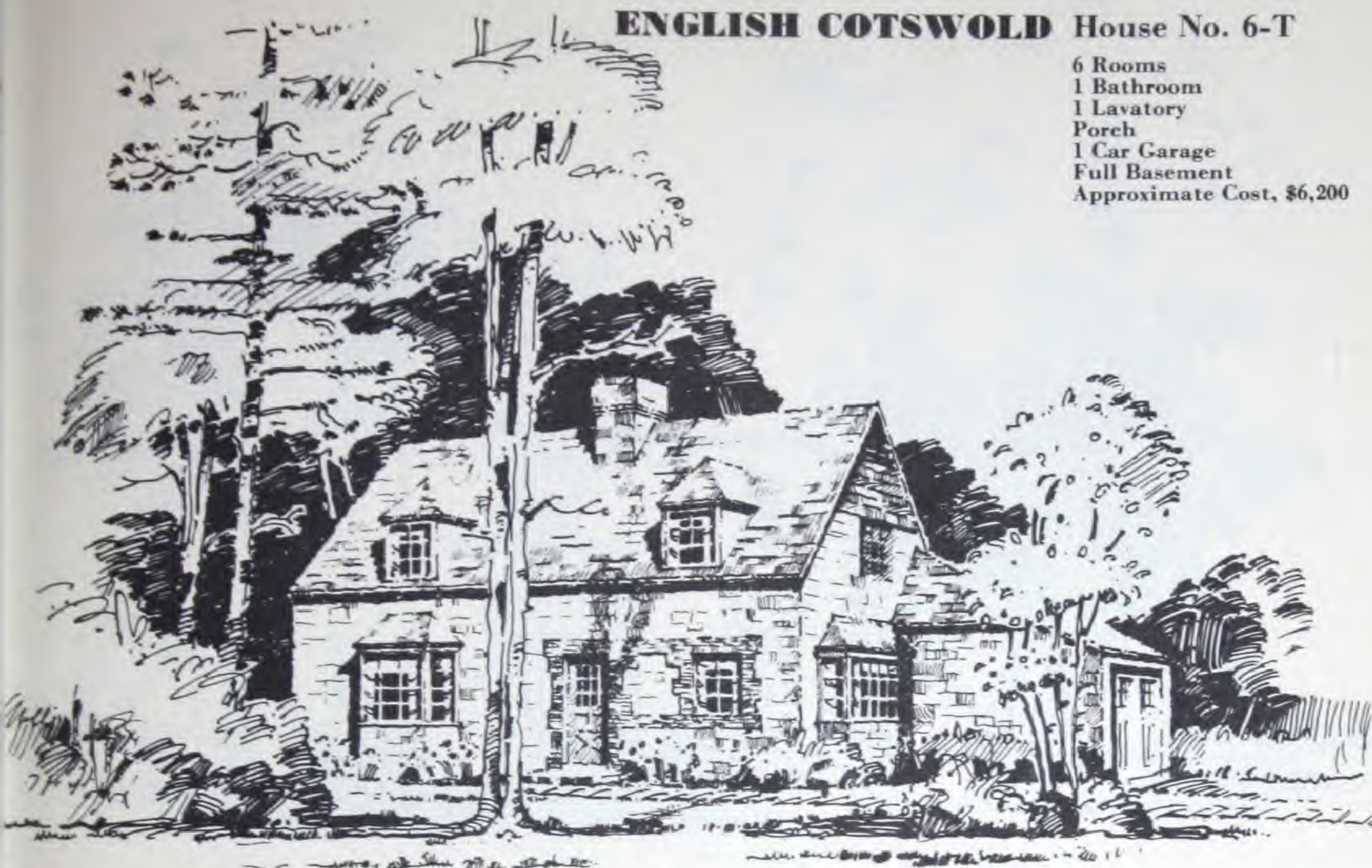


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## ENGLISH COTSWOLD House No. 6-T

6 Rooms  
1 Bathroom  
1 Lavatory  
Porch  
1 Car Garage  
Full Basement  
Approximate Cost, \$6,200



FIRST FLOOR

ENTRANCE



SECOND FLOOR

Do you love gillieflowers and ivy and Shakespeare's sonnets, and is the thing you remember most about Europe, Anne Hathaway's garden? Then this English Cotswold cottage may very likely be the small home of your dreams. So compact that it might well be a cottage you'd come upon in Sherwood Forest, it has all the ageless charm of Elizabethan England at its loveliest. The dining room is lined with windows overlooking your English garden. The living room will take great comfortable chairs drawn up to the fire. You may have sporting prints on the wall and old brass and copper to reflect sun or firelight. It's a superlatively convenient little house—even the busiest young mother or career-girl wife can keep it tidy and prepare delicious meals in her spare hours, and at the same time it meets every requirement for the complete small home. . . . If you have a Robin Hood complex, here's the opportunity to enjoy it to the full.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete blocks, random size, painted white.  
Interior walls—plaster.  
Floor construction—wood joists, wood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, wood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Steel basement windows. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, bath and lavatory.

**WOODWORK:** Pine to paint.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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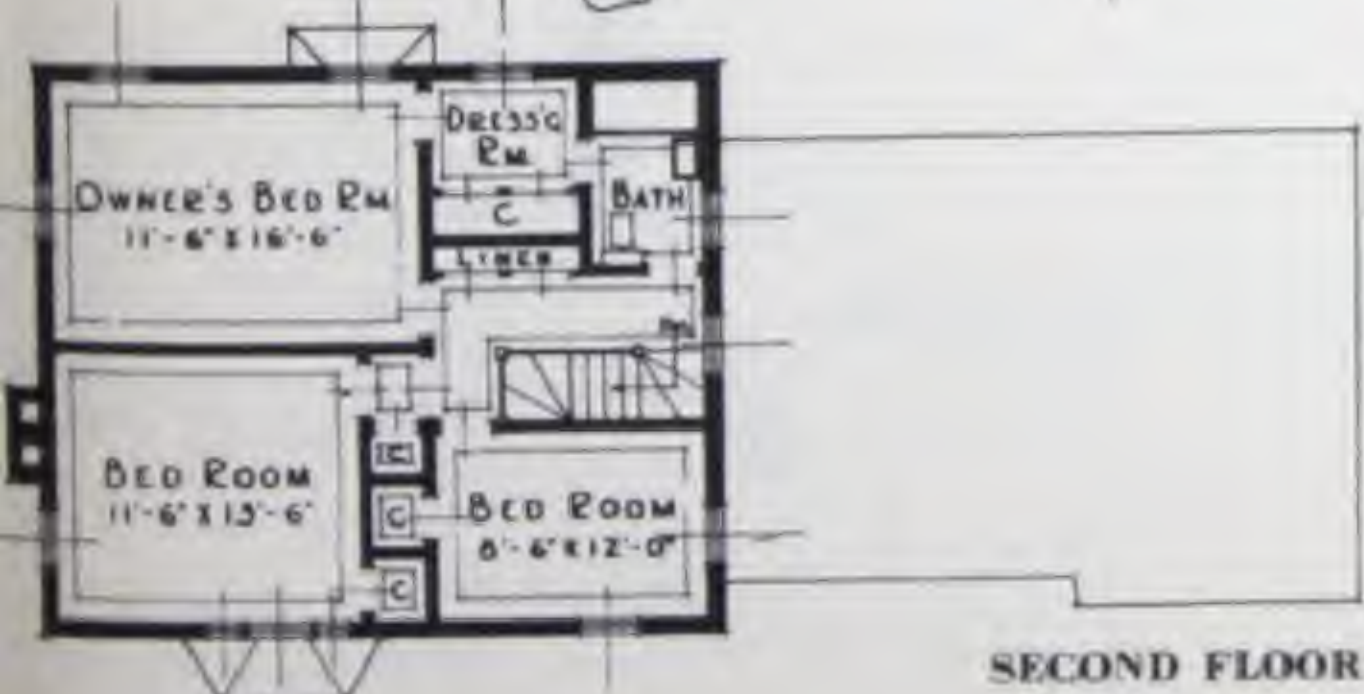
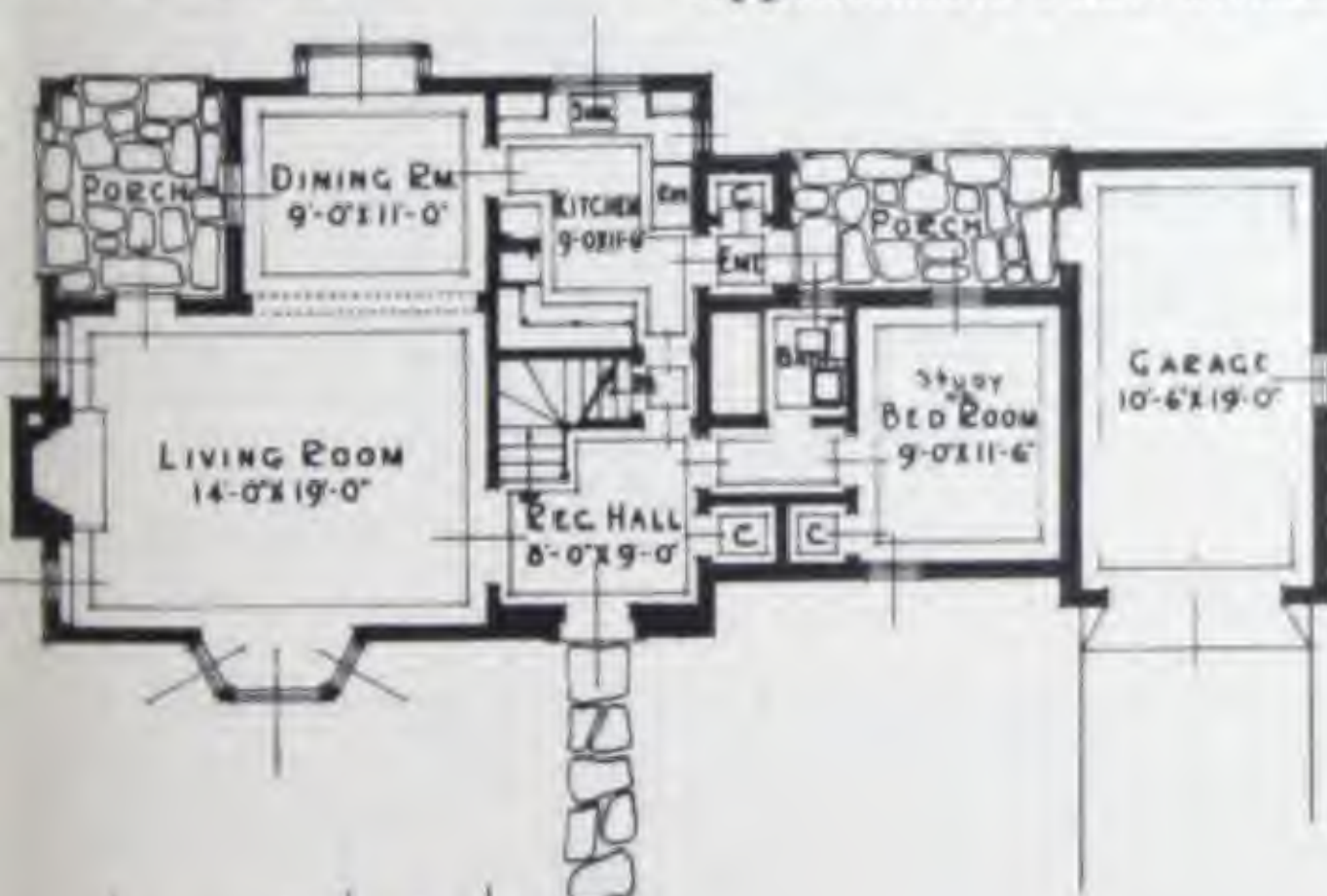




## GEORGIAN House No. 7-G

7 Rooms  
2 Bathrooms  
Covered Porch  
1 Car Garage  
Full Basement  
Approximate Cost, \$7,800

FIRST FLOOR



SECOND FLOOR

LIKE a nice bracelet in a jeweler's window, this house has a definite sparkle. It will meet every demand for smartness and then urge you on to still further achievements in the way of parties or furnishings. . . . Garages hadn't appeared in the Georgian era—here it is nicely joined to the extra room. There is a modern feeling in the unbroken wall spaces, and the general effect of trim simplicity. The Georgian age, however, was every bit as sophisticated as the twentieth century, so the details—like the delicately ornate doorway—that stamp this house as Georgian are merely pointed up by these modern features. . . . Inside, you have a spaciouly modern setting for your Georgian furniture, and it proves what a lot of room can be supplied by an essentially small house. True sophistication is the servant of the arts, and there had to be room for a grand piano. . . . Its location was chosen for the sake of the light and also for the sake of the listeners. Imagine listening to the music from the porch on a moonlight night in summer—or from in front of the fire when it's snowing.

### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
Cellar floor—concrete on cinder fill.  
STRUCTURE: Exterior walls—wood frame, weldwood plywood.  
Interior walls—plywood with special wall finish.  
Floor construction—wood joists, plywood sub-floor.  
ROOF CONSTRUCTION: Wood rafters, asphalt shingles.  
INSULATION: Walls and second floor ceiling.  
WINDOWS: Wood, double hung. Copper screens.  
FLOOR COVERINGS: Oak floors. Linoleum in bathrooms and kitchen.  
WOODWORK: Pine to paint.  
PAINTING: Three coats.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Direct fired air conditioning unit.

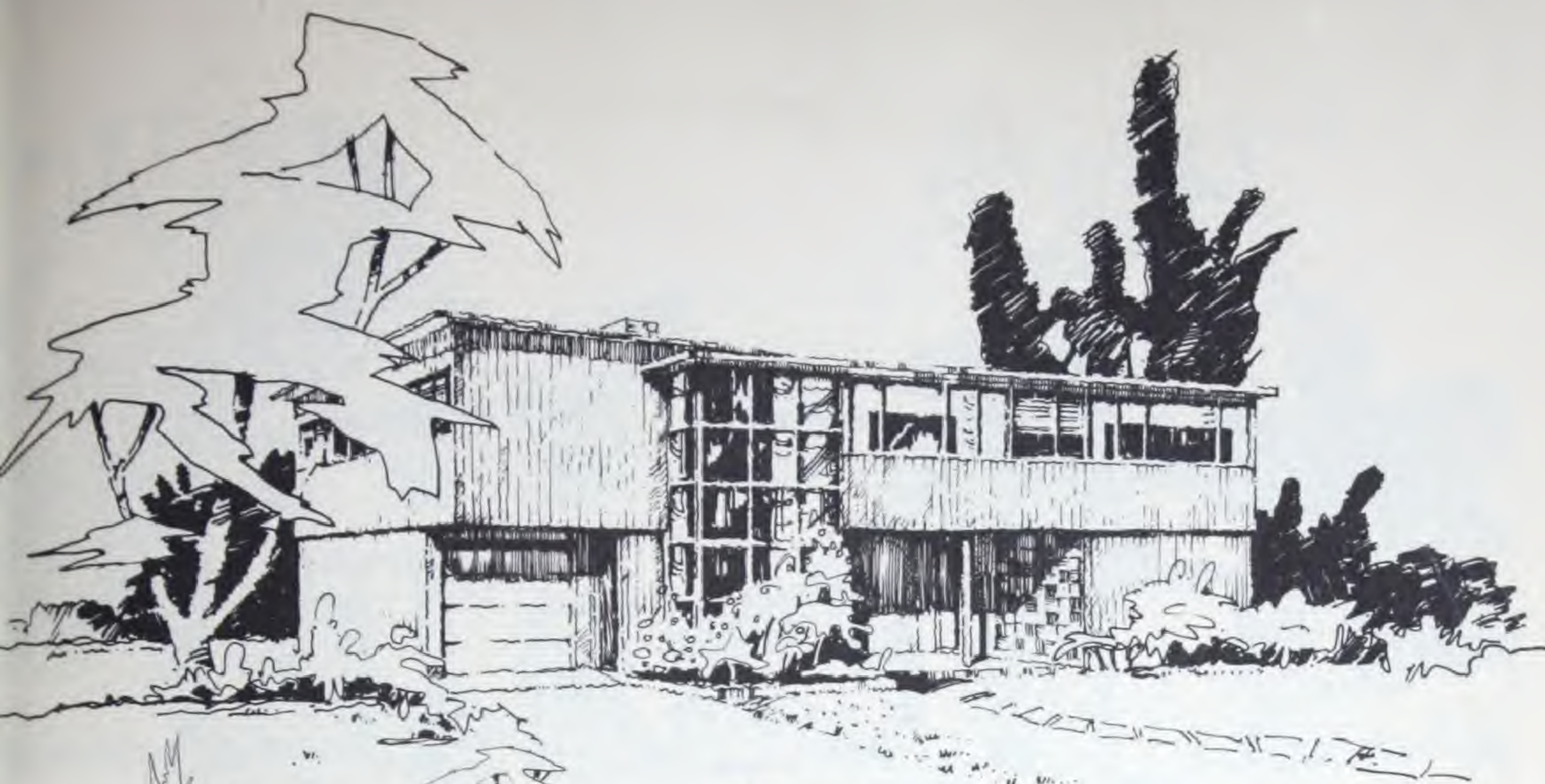


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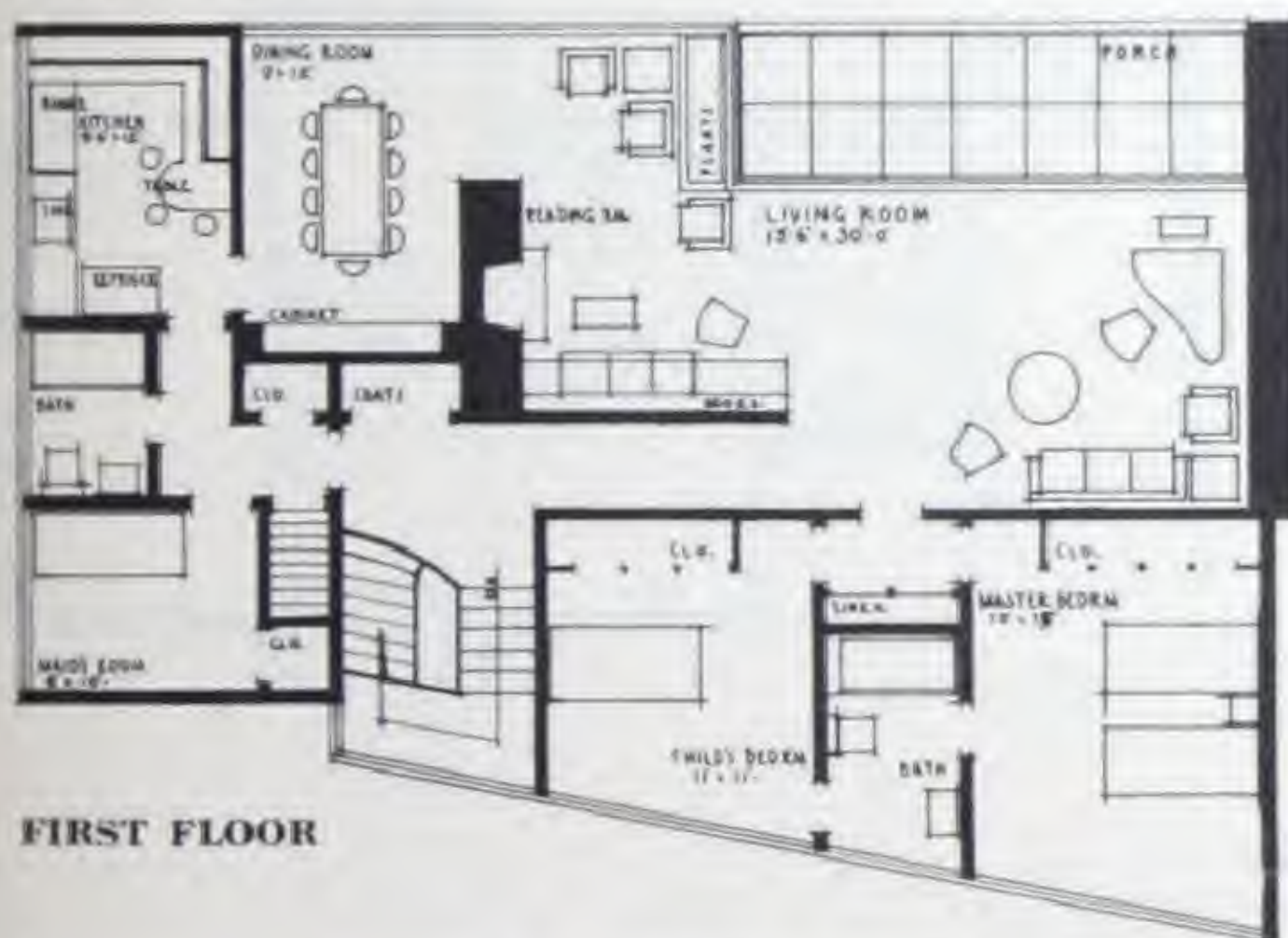




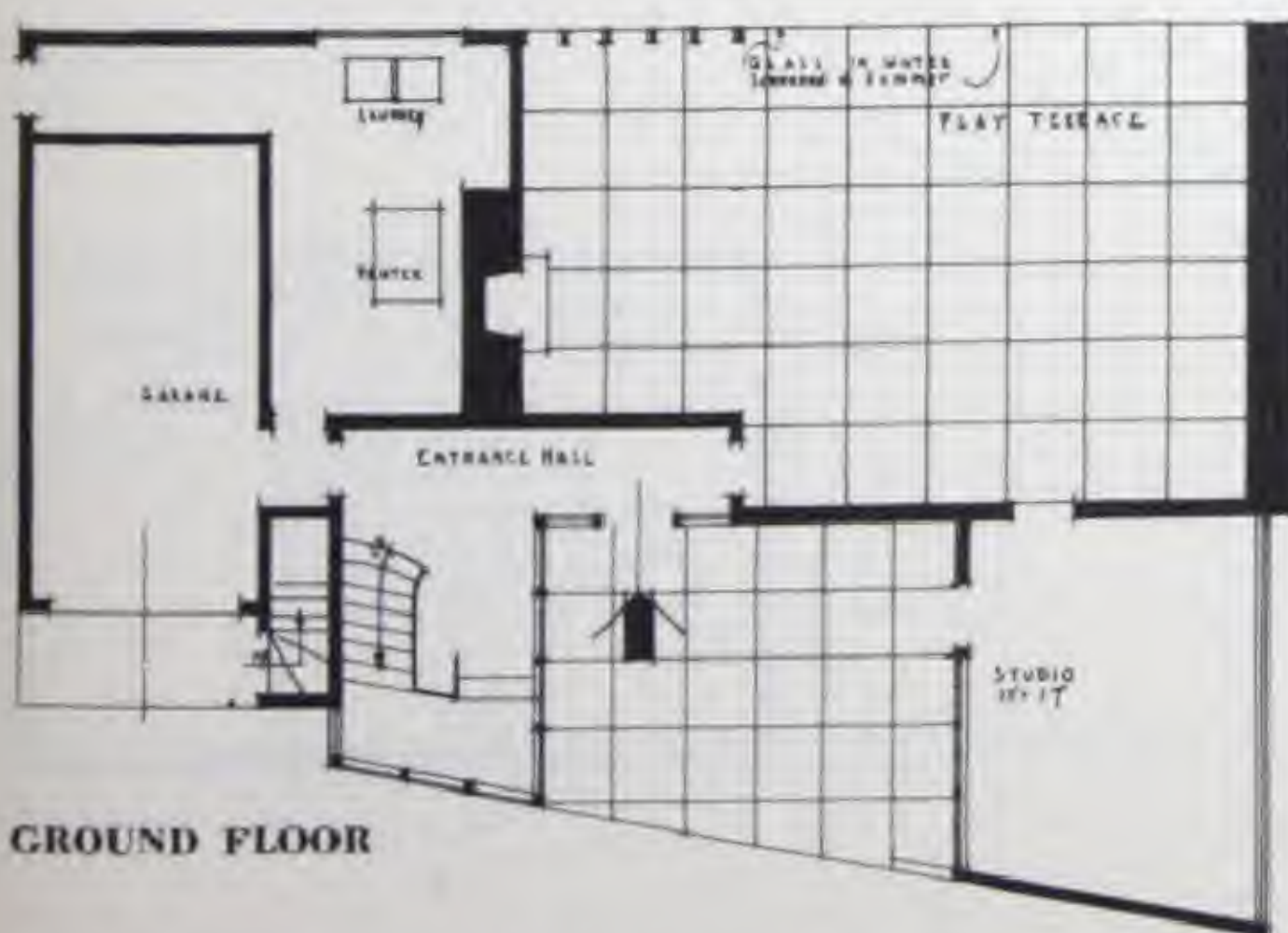
ENTRANCE VIEW



GARDEN VIEW



FIRST FLOOR



GROUND FLOOR

## MODERN House No. 9-R

9 Rooms including  
Recreational Terrace  
and Studio  
2 Baths  
No Basement  
1 Car Garage  
Approximate Cost, \$7,800

DIGNIFIED and impressive outside, this house fairly sparkles with gaiety within. It's the sort of house that says, as soon as you move in, "Let's have a party. Let's see now . . ." and that's how your reputation as hostess begins. . . . You'll gather in the living room; wander out on porch or terrace; relax in the study, or even participate in games in the open-air playroom. (Incidentally, don't you like the screened and glassed-in idea of the playroom, open to the sunshine and fresh air?) It is even delightful for moonlight garden parties. One member of the family must be an artist, an architect or even a hobbyist, for here is a studio, ideally isolated, and you may come and go as you please, or you may even relax in a game of pingpong with your family.

### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
Ground floor—concrete on cinder fill.  
STRUCTURE: Exterior walls—wood frame, plywood sheathing, pine siding.  
Interior walls—plywood.  
Floor construction—wood joists, plywood sub-floors.  
ROOF CONSTRUCTION: Wood roof joists, plywood sheathing.  
INSULATION: Floors, walls and roof.  
WINDOWS: Wood casement. Copper screening.  
FLOOR COVERINGS: Oak floors. Linoleum in kitchen and baths.  
WOODWORK: Natural finishes.  
PAINTING: Three coats.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Direct fired air conditioning unit.



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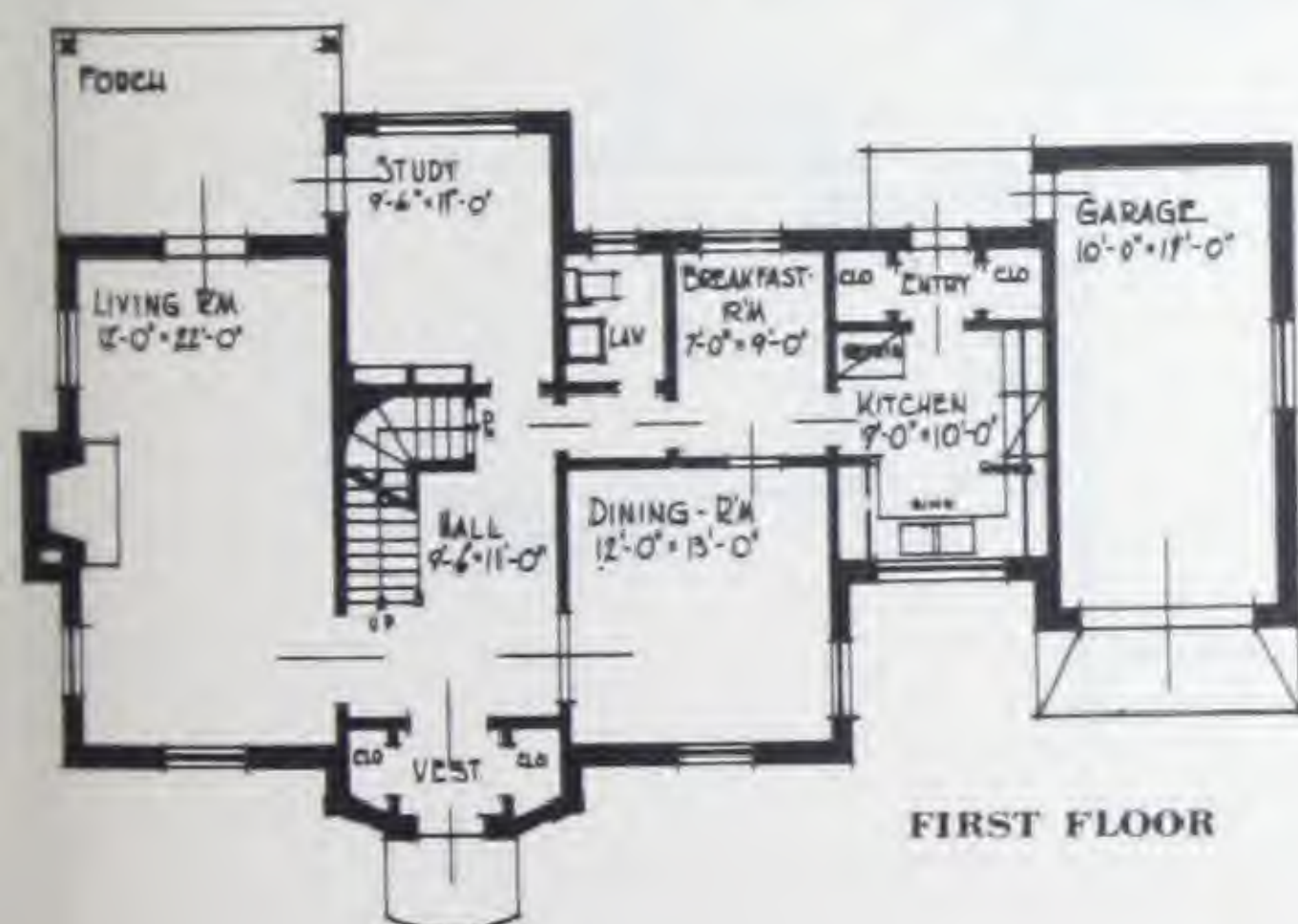
## ENGLISH REGENCY

### House No. 7-JJ

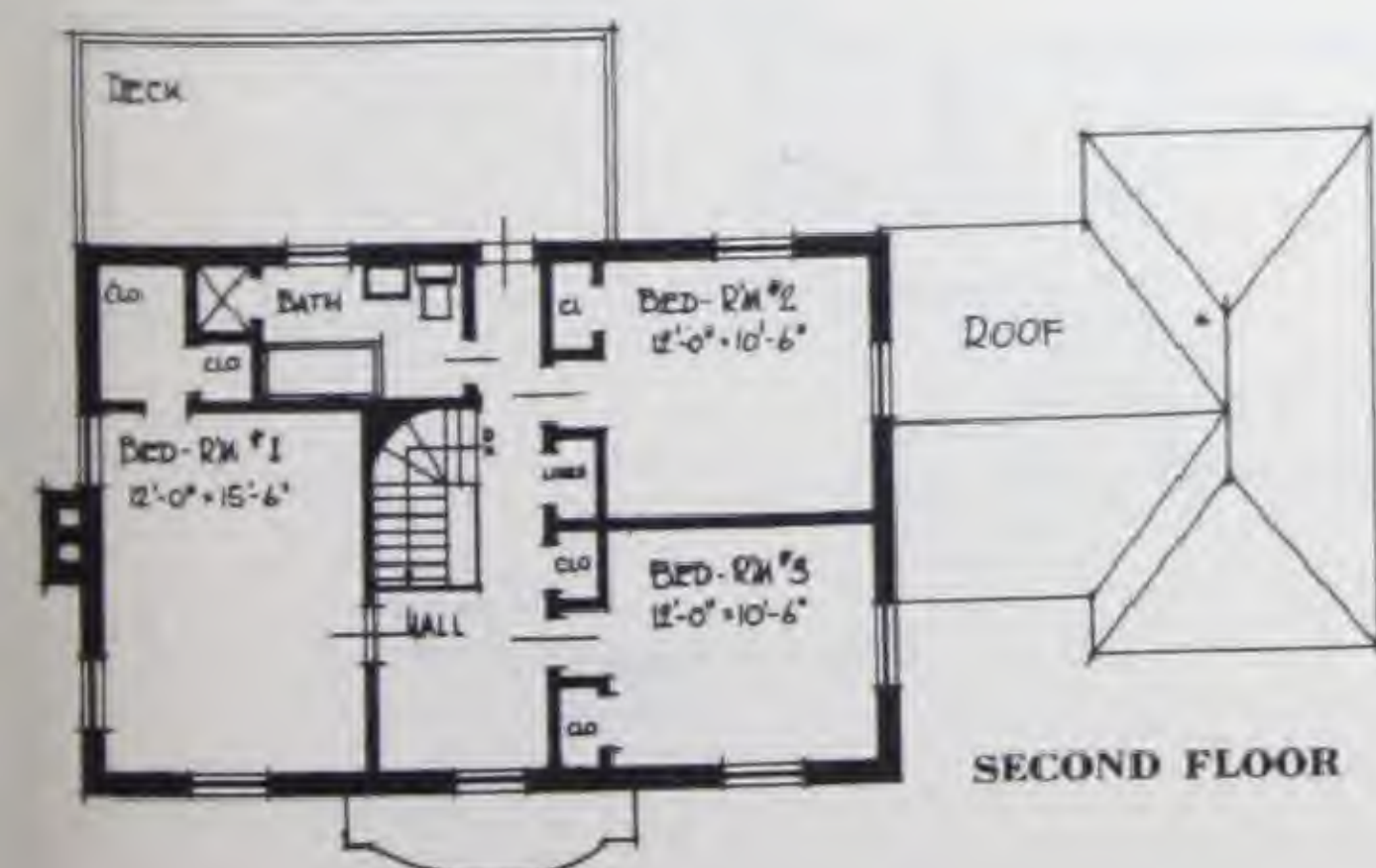
7 Rooms and  
Breakfast Room  
1 Bathroom and Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$9,200

DIGNITY, in these helter-skelter modern days, is a quality that can be most refreshing, and a certain smooth urbanity is balm to the spirit. This house has poise and serene distinction, characteristic of the polished days of the English

Regency. It will temper the boisterousness of even the wildest little boys and encourage little girls in ladylike ways. . . . It has a curving stairway, a classic dining room and a separate breakfast room. You're not encouraged to snatch a bite in the kitchen. . . . The study is a place where father can retire in peace behind a closed door. . . . Small but important luxuries are the big upstairs hall, the shower, and the huge closet in mother's room. . . . For summer breezes from the garden, take the porches—shaded and cosy on the first floor; big, sun-drenched and secluded on the second. . . . It's a house that you'll love more and more as the years go by.



FIRST FLOOR



SECOND FLOOR

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, brick veneer, painted white.  
Interior walls—plaster.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceiling.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floor. Linoleum in kitchen, bathroom, and lavatory.

**WOODWORK:** Pine to paint.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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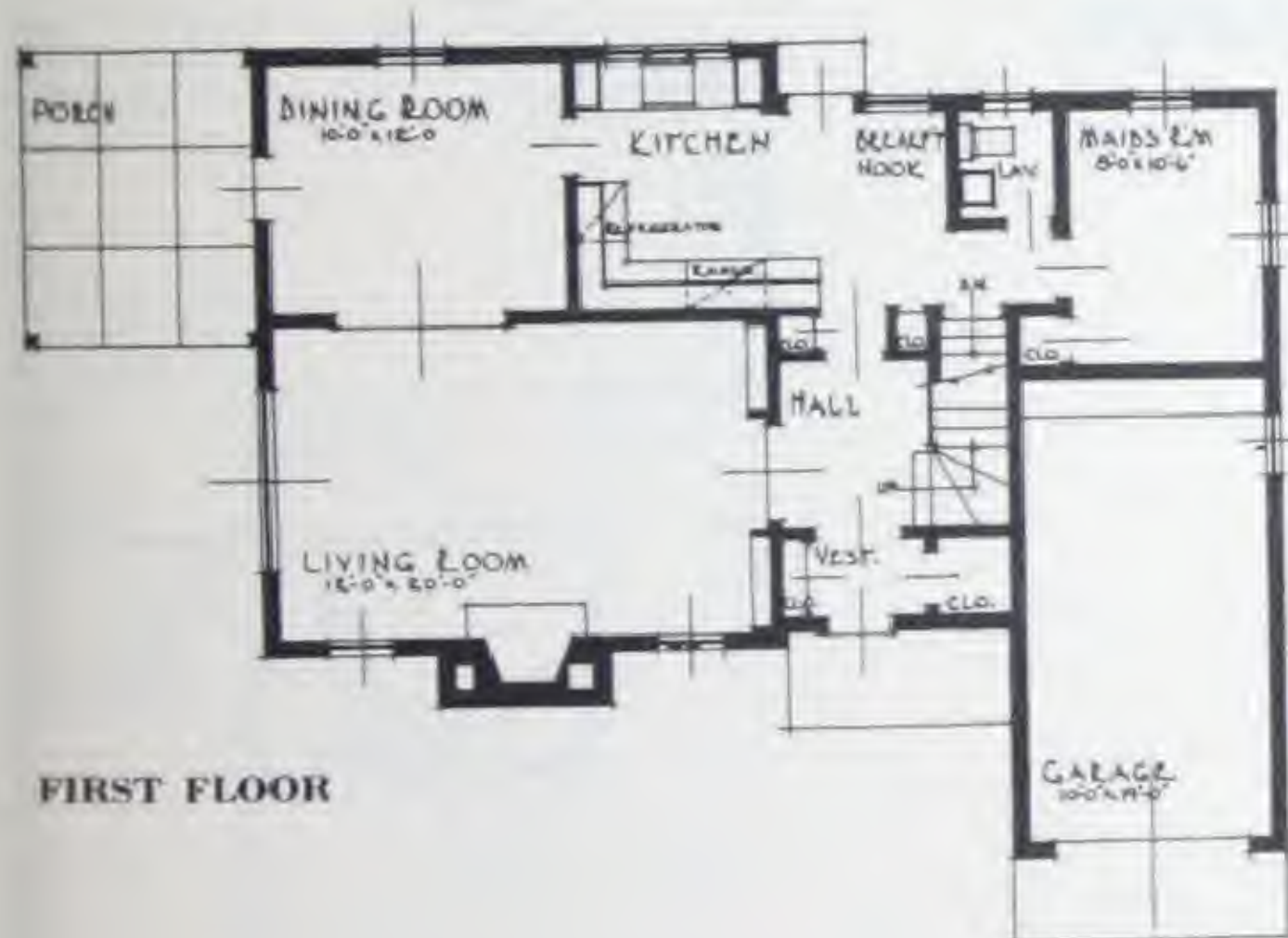




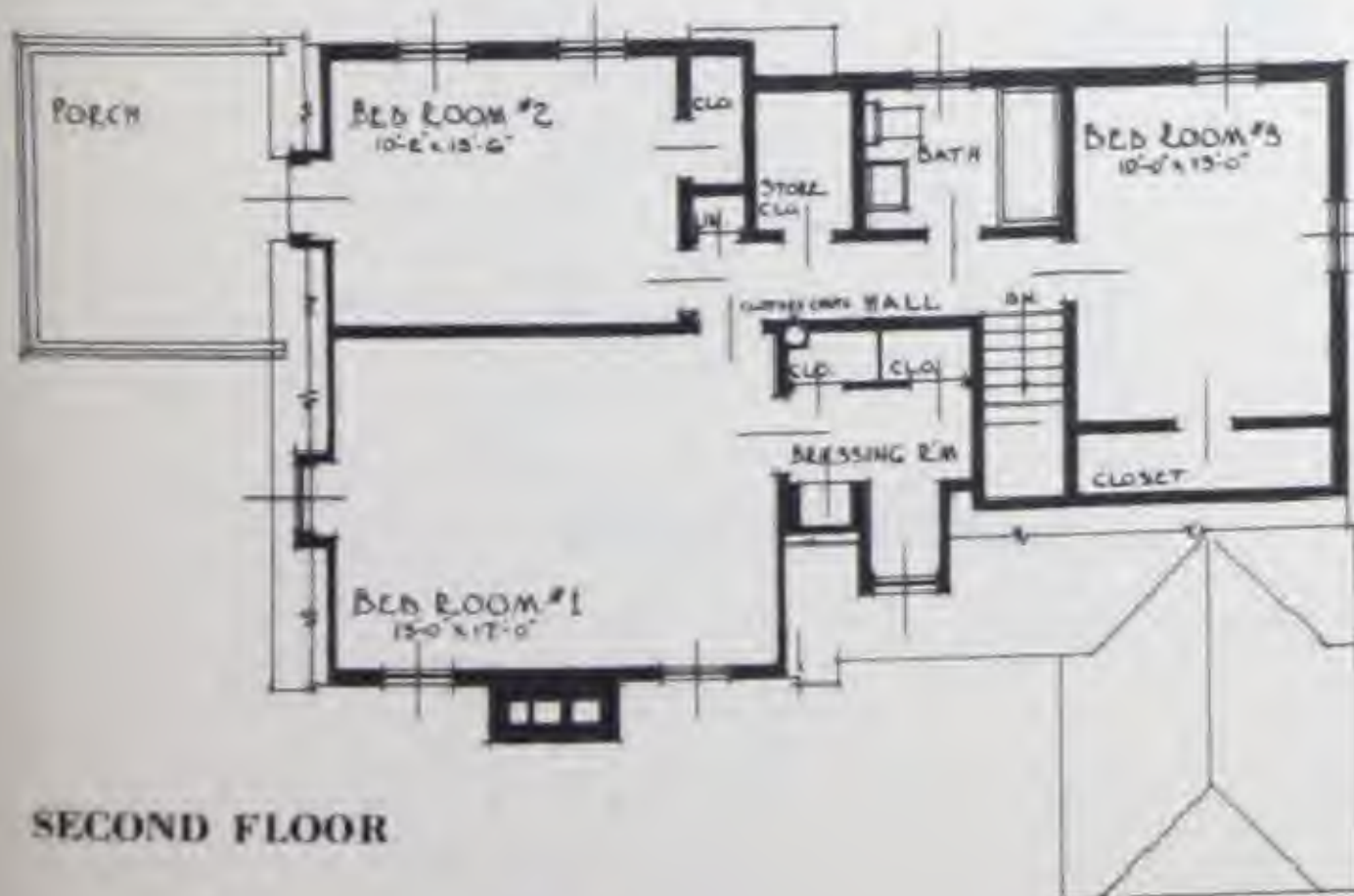
## COLONIAL

### House No. 7-CC

7 Rooms  
1 Bathroom  
1 Lavatory  
Porch  
1 Car Garage  
Full Basement  
Approximate Cost, \$7,800



FIRST FLOOR



SECOND FLOOR

BOLD and firmly set like a Connecticut Yankee. . . . the mass of the gambrel end is accented by a projecting chimney like the jutting of a chin. Yet there is a serenity which typifies home for the New Englander. . . . At one end a porch projects for summer enjoyment, and on the other is the garage—an integral part of the whole, contributing to its solidarity. This house really couldn't be more conveniently planned for modern living—take the dressing room off the owner's room, for instance; and there is even a second porch for warm weather use. It centers, however, around the hearth, where Billy and Jane take turns popping corn.

#### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, wood sheathing, shingles.  
Interior walls—plaster.  
Floor construction—wood joists, wood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, wood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak flooring. Linoleum in kitchen, bathroom and lavatory.

**WOODWORK:** Natural pine in living room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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## ENGLISH COTSWOLD

### House No. 7-Y

7 Rooms  
1 Bathroom  
1 Lavatory  
1 Car Garage  
Partial Basement  
Approximate Cost, \$8,500

ONCE again the elusive charm of the English country is captured in a small-sized house. Perhaps it's the ell-chimney, or the sharply sloping, many-angled roof that does it; or it may be the garage,

incorporated with such deftness, or the low wall with its suggestion of coziness and protection. No other style suggests such hominess as the English. You can imagine long-legged youngsters dashing in and out with tennis racquets, and older people drawing up well-loved old armchairs towards bookshelves brimming with old books. On Saturday morning the spicy fragrance of ginger cookies will be wafted from the kitchen in this house, and more than likely you'll find a pot of tea brewing if you drop in towards late afternoon. It's a house with traditions at hand for the making.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.  
**STRUCTURE:** Exterior walls—cinder concrete block, random size, painted white.  
Interior walls—plaster.  
Floor construction—wood joists, wood sub-floors.  
**ROOF CONSTRUCTION:** Wood rafters, wood sheathing.  
**INSULATION:** Walls and roof.  
**WINDOWS:** Steel casement. Copper screens.  
**FLOOR COVERINGS:** Oak flooring. Linoleum in kitchen, bath and lavatory.  
**WOODWORK:** Chestnut in living room, dining room and study, pine to paint elsewhere.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



FIRST FLOOR



SECOND FLOOR



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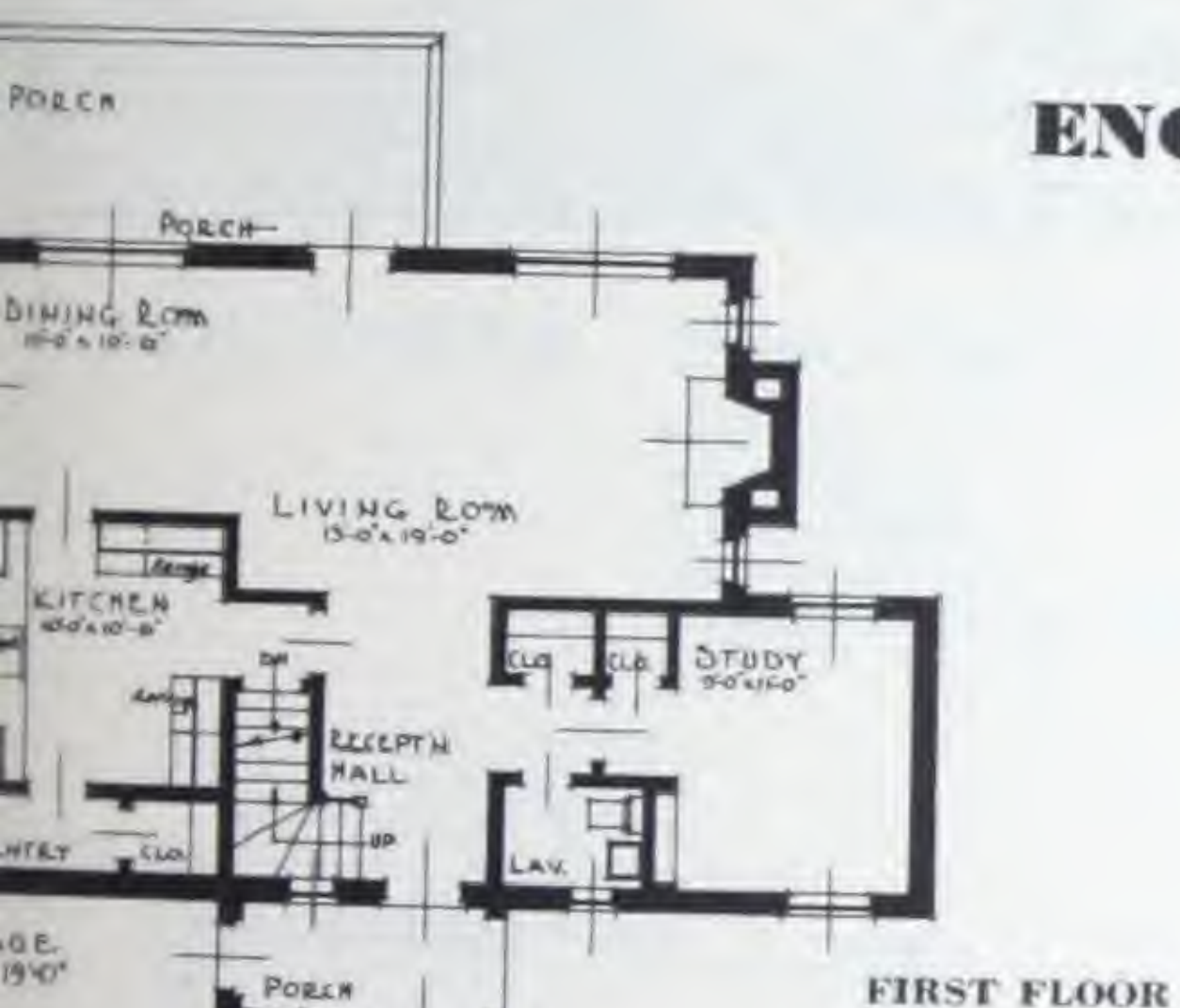


## ENGLISH COTSWOLD

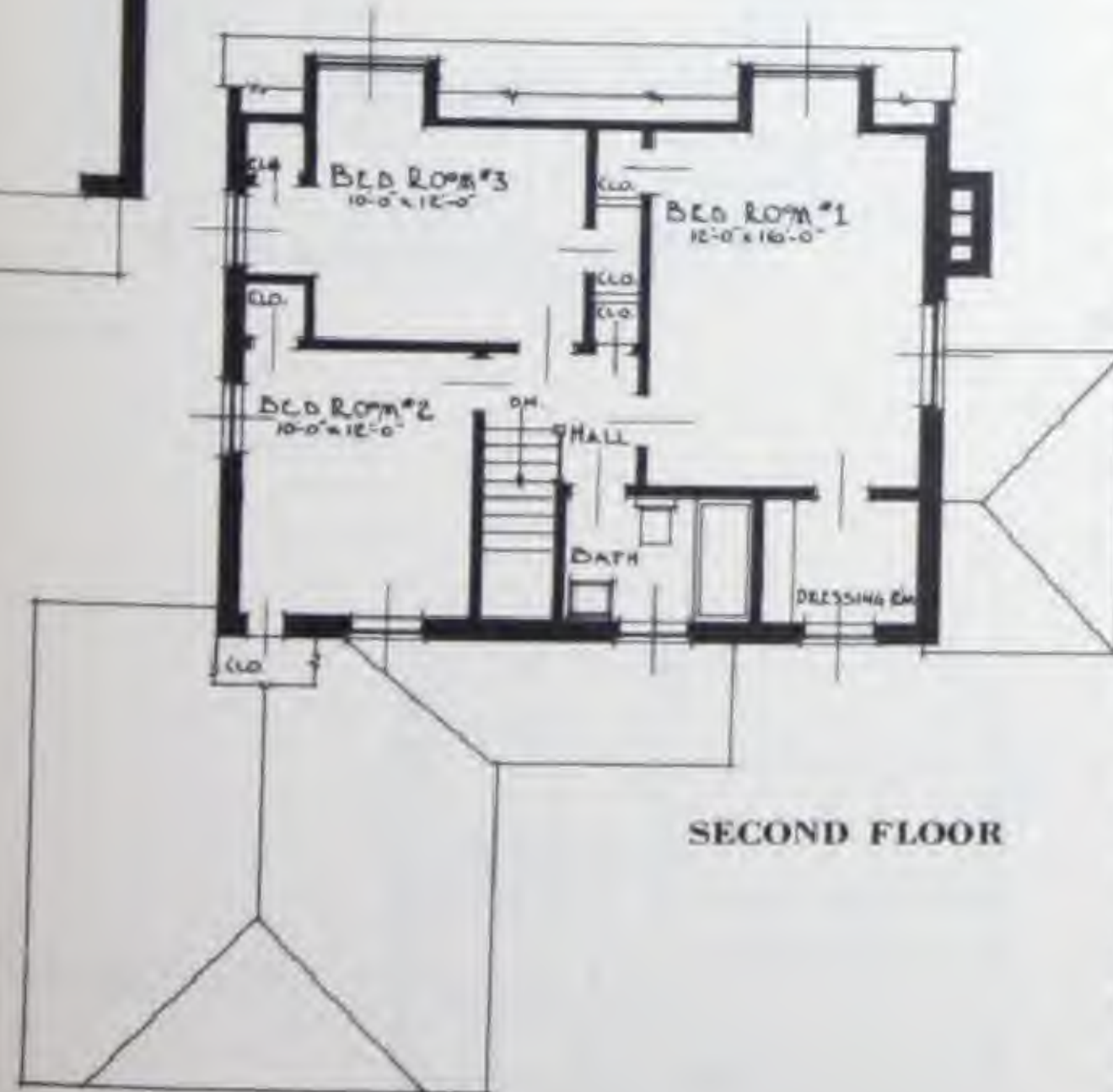
### House No. 7-EE

7 Rooms  
1 Bathroom and  
Lavatory  
2 Car Garage  
Full Basement  
Approximate Cost, \$7,500

MODERN functional architecture demands that a house be designed first of all for convenience, with every feature given the due prominence. Garages are one of the most important features of the modern house, and this one is planned to be frankly conspicuous. . . . It is placed so as to be ideally convenient to the street and has access through a rear door to the entrance porch of the house. . . . The arrangement gives seclusion to side and rear gardens and provides a splendid living and dining room across the whole back of the house. . . . Nothing is pleasanter than to be able to keep your friends overnight when they drop in. . . . Put a studio couch in the study and you have a complete little private suite. It enables even the most nervous bachelor to be up and off for an early train with no fears about waking his hosts' baby. . . . Do you like to have a place ready for a private bath when your ship comes in? The dressing room is meant for that, and since it is next to the existing bath, the change can be done so economically that the wait won't have to be long.



FIRST FLOOR



SECOND FLOOR

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, brick veneer.  
Interior walls—plaster.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceilings.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in bathroom, lavatory and kitchen.

**WOODWORK:** Natural chestnut in living room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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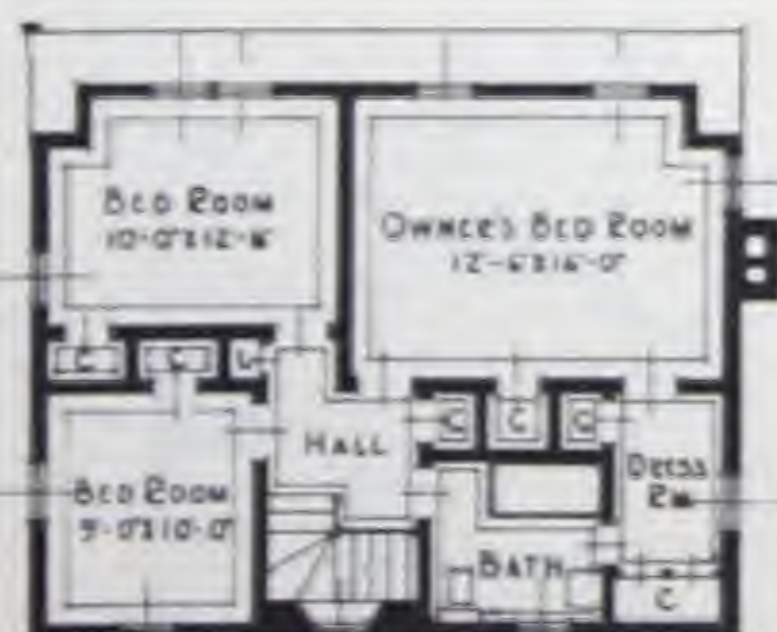


## COLONIAL House No. 7-A

7 Rooms  
2 Bathrooms  
1 Car Garage  
Full Basement  
Approximate Cost, \$7,500



FIRST FLOOR



SECOND FLOOR

SOMEHOW the Colonial second-story overhang always has a specially homelike connotation. Some authorities say the early settlers built them that way because they were copying their block-houses, which used overhangs as protection against Indian assault. Others say they were merely copying, in the wide acres of the big new country, the houses that they used to live in, in crowded old-world cities. . . . Whatever the reason, the feeling of strength and sturdiness remains. . . . This house is specially inviting, with wings on either side to add to its spaciousness and hospitality. . . . Within, it's the sort of house to make you purr. Picture the great stretch of living and dining room, looking on the flowers and shady lawn of your back garden. Think how a growing son or daughter would bask in the "private life" of the first floor bedroom with its own bath. . . . As for your own pleasure, there's the luxury of that big dressing room, with the bath adjoining. And notice, please, three closets in the owner's suite, one of them huge!

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, shingles.  
Interior walls—plaster.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceiling.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen and bathrooms.

**WOODWORK:** Pine to paint, natural pine in living room.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

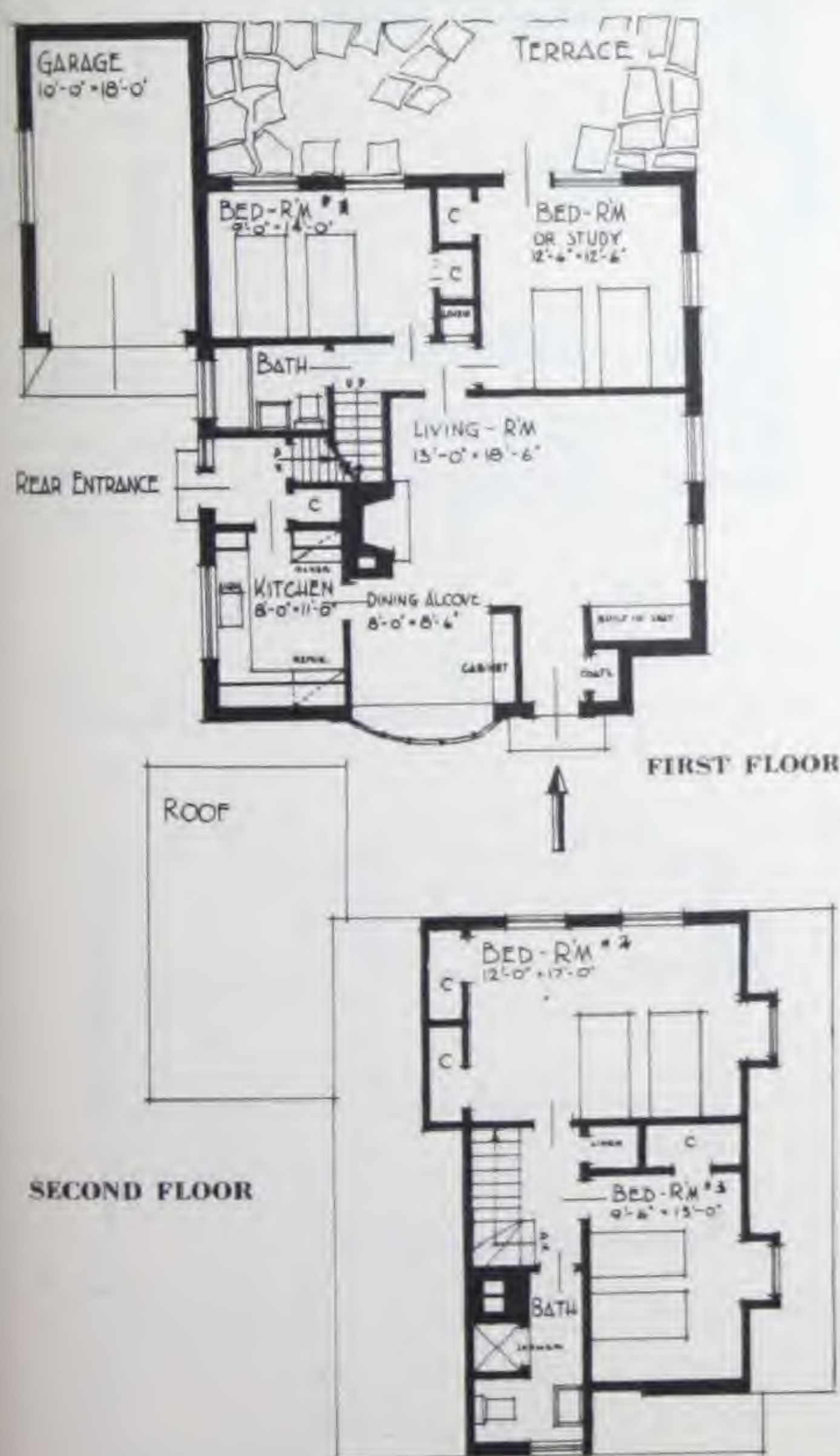


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## COLONIAL House No. 6-DD

6 Rooms and Dining Alcove  
2 Bathrooms  
1 Car Garage  
Full Basement  
Approximate Cost, \$5,600

tion of bay window and entrance door that's most distinguished. This innovation permits a handsome, almost square living room, with a dining alcove that nestles into the bay window, so that the candlelight of your more formal dinners throws its bright beams into the night. The two downstairs bedrooms and the master chamber on the second floor overlook the large terrace, a pleasant view when you or your guests arise of mornings. . . . That curl-up seat in the living room is typical of the many details that have made this one of the more popular plans.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, shingle exterior.  
Interior walls—plywood with special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in bathrooms and kitchen.

**WOODWORK:** Pine to paint.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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## ENGLISH COTSWOLD

### House No. 6-C

6 Rooms  
1 Bathroom and  
Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$6,500

HERE'S majesty in miniature, the traditional grandeur of the English manor translated into a homey fire-safe house. That towering chimney and high dormered roof are old as England itself; the gate in the low wall a cordial invitation to enter, cross the gardened forecourt, and pause at the oak-panelled, nailhead-studded door, framed in cast stone trim, to admire the sparkling leaded windows. . . . The first floor, finished in heart-warming natural chestnut, devotes itself to a spacious living room with adjoining dining room. Here's paradise alike for book-lover and plant-lover—one complete inner wall lined with bookshelves, three bay windows also shelved for green, growing plants and flowers. . . . Of course, there's a rear terrace, entered from the living room. . . . Upstairs, the same note of comfort and luxury, with three ample bedrooms, all adequately cross-ventilated, and six—count 'em—six closets to gladden the housewife's heart. If you treasure the English Cotswold, you'll love this house.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—Concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete block, random size, painted white.  
Interior walls—plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceiling.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Oak flooring. Linoleum in kitchen, bathroom, and lavatory.

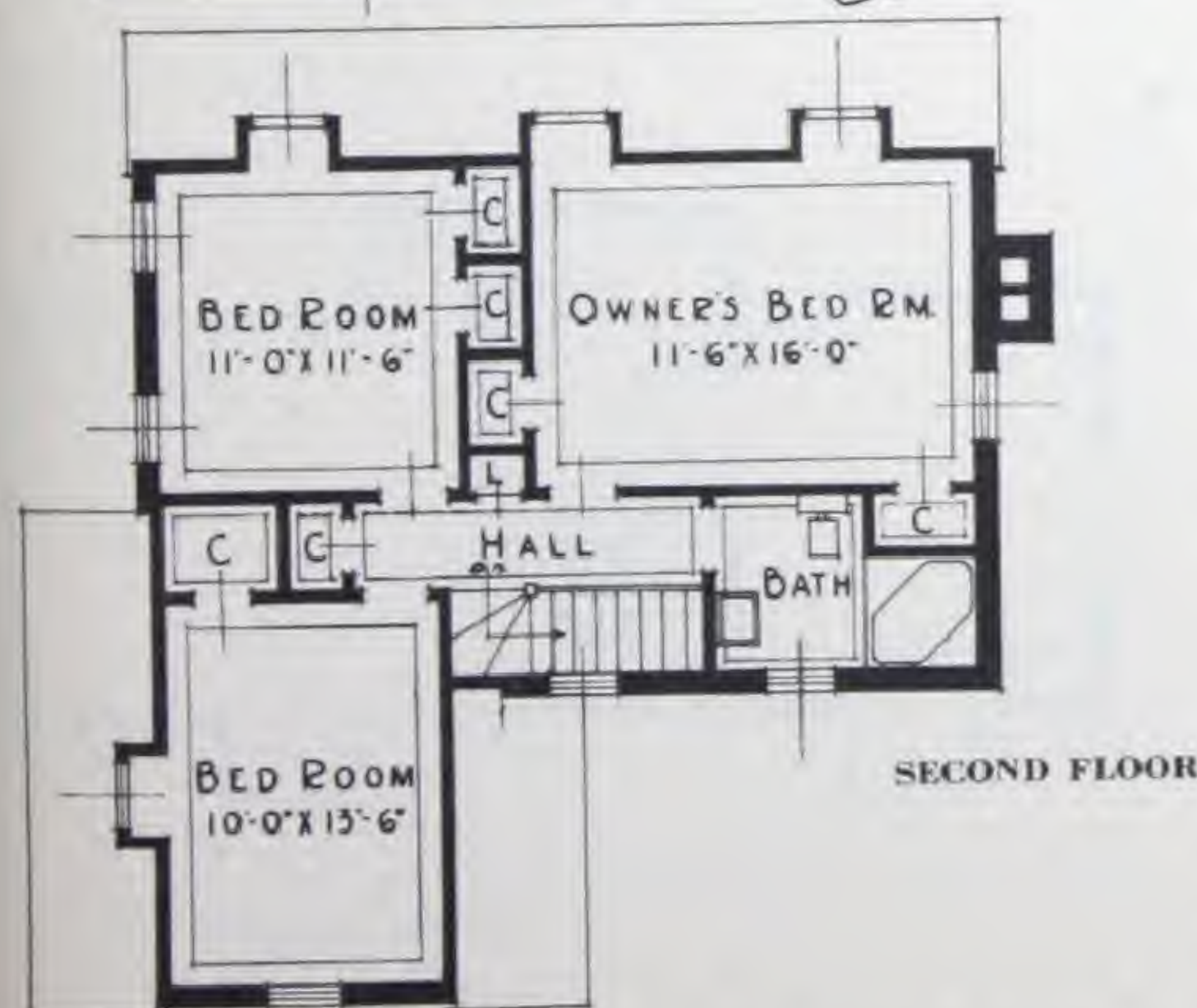
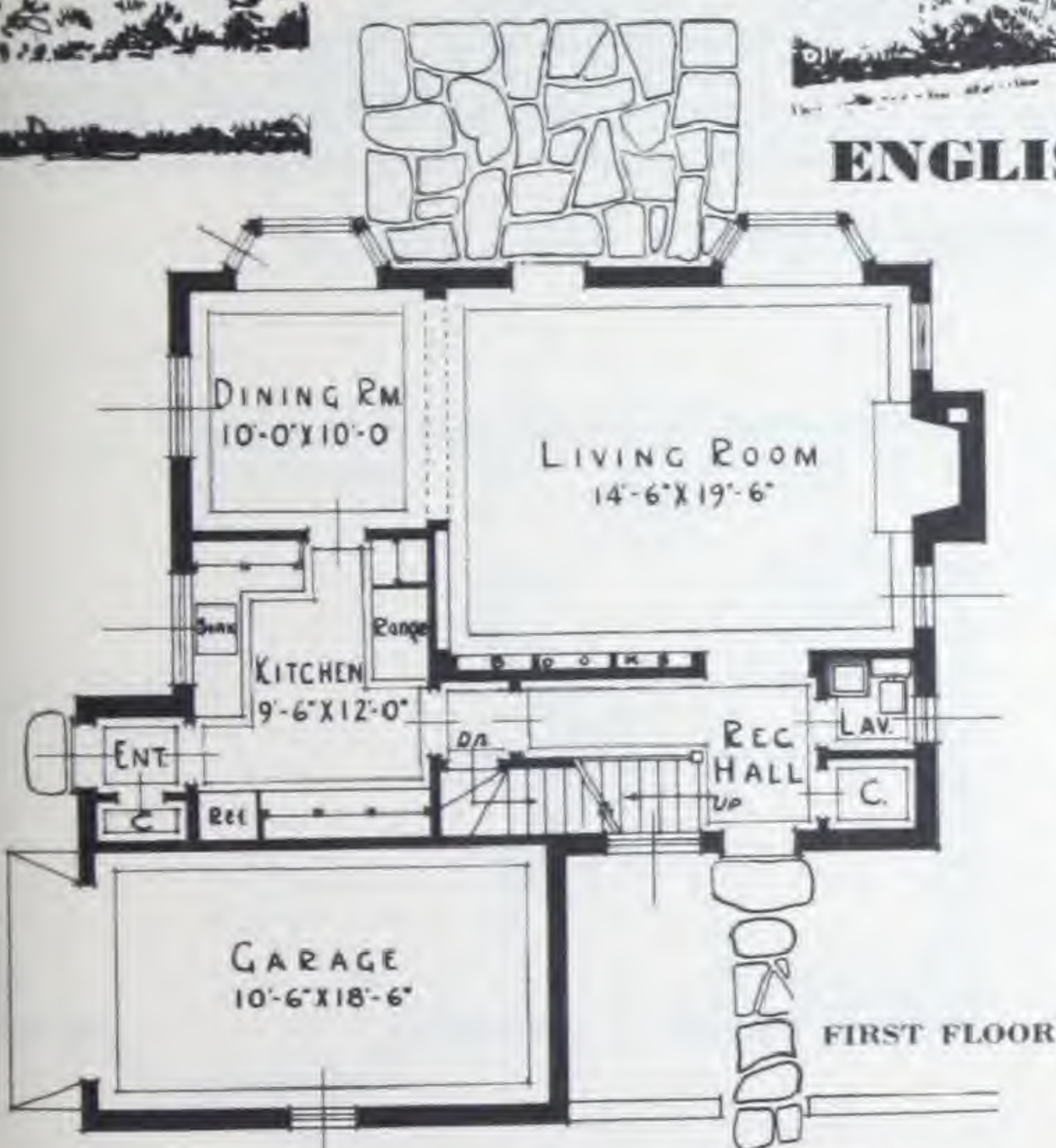
**WOODWORK:** Natural finish chestnut in living room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.





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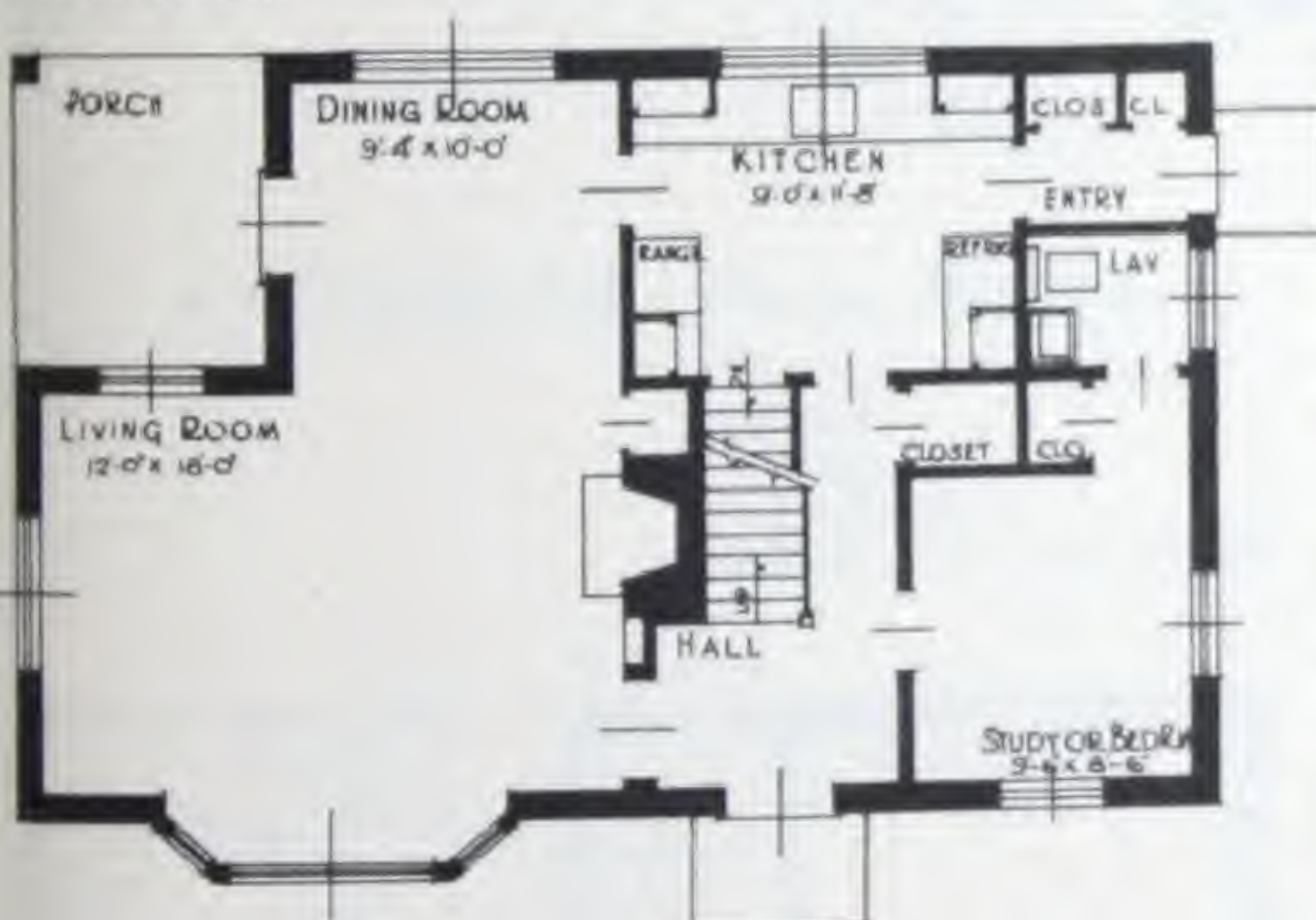


## ENGLISH COTSWOLD House No. 6-N

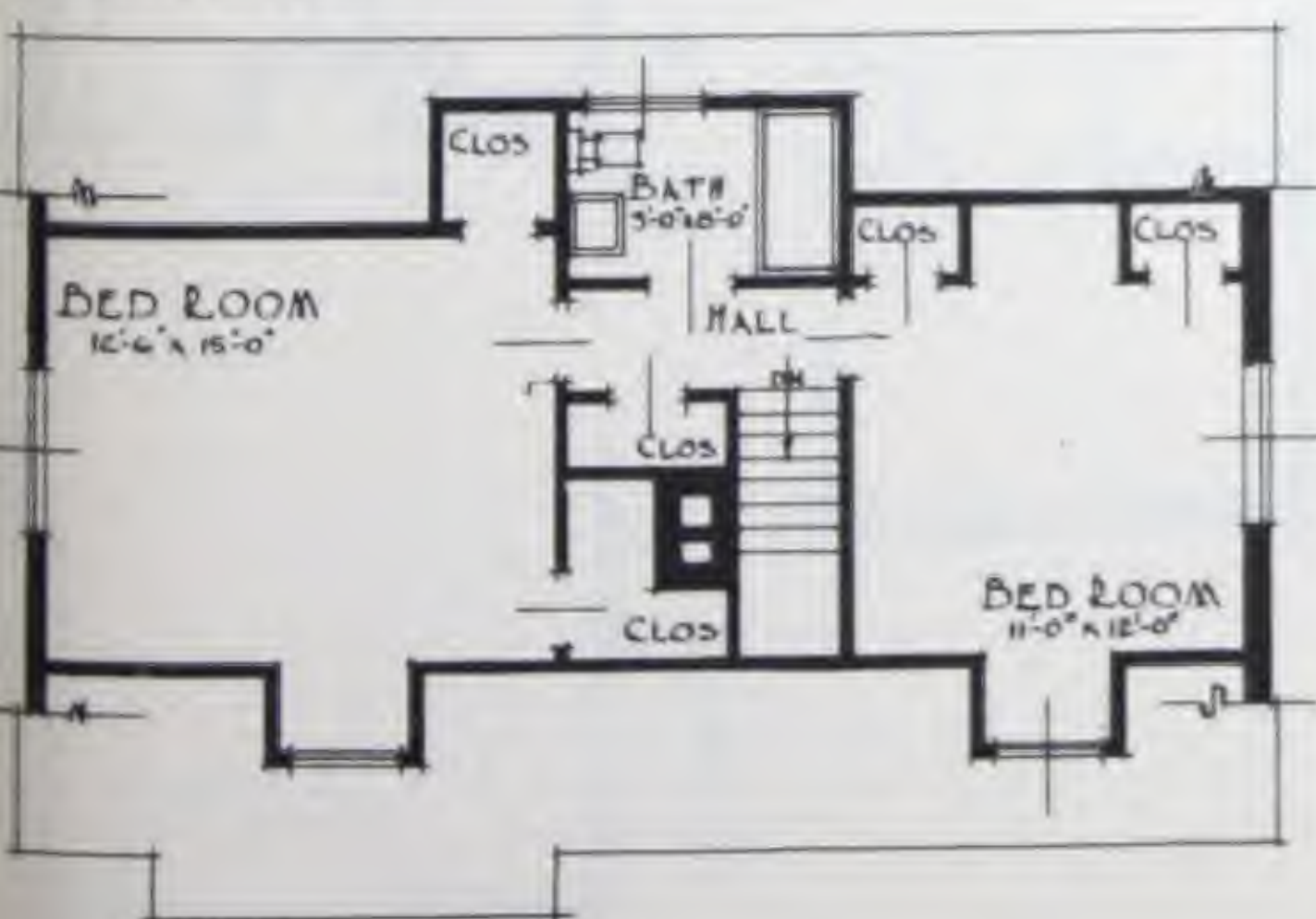
6 Rooms  
1 Bathroom  
1 Lavatory  
1 Car Garage  
in Basement  
Full Basement  
Approximate Cost, \$5,300

"SASSY" is what some people would call this house, and they'd be right. It's all done with the chimney, for a chimney is to a house what a feather is to a hat, or a single rose is to a vase. Chimneys, unfortunately, can't be put in at an angle, but they can be put here, there and everywhere—on the roof, or beside it, or almost way off separate from the house. . . . Great importance rests in the shape and placing of chimneys, and a chimney can make or mar a whole house. This one, like the girl in the song, is "not too large and not too small," neither conventional nor extreme, but it's placed "front center" and it's cocky. . . . Cottages can snuggle into your affections as easily as a baby or a Scottie pup. . . . This little house defies you not to love it. . . . Imagine coming home to it on a stormy night. . . . No matter how wet, how weary, how forlorn you'd feel, it's there—cockily cheerful, heart-warmingly ready to say, "Forget it; everything's going to come out all right."

### FIRST FLOOR



### SECOND FLOOR



### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete block, random size, painted white.  
Interior walls—strapping, plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Steel casements. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, bathroom and lavatory.

**WOODWORK:** Natural pine in living room and dining room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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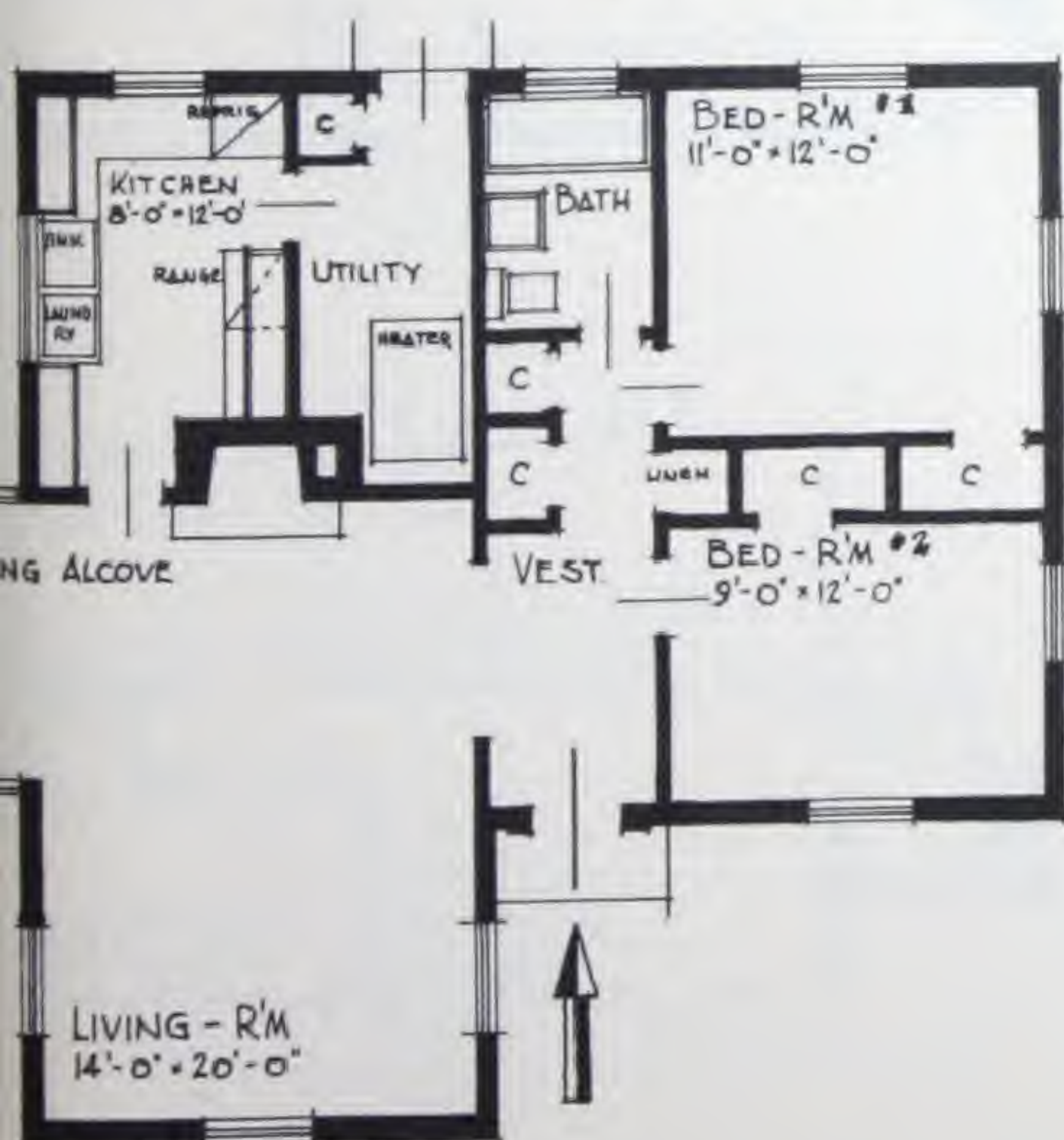
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## COLONIAL House No. 4-I

4 Rooms and Dining  
Alcove  
1 Bathroom  
No Basement  
Approximate Cost, \$3,800



"Love at first sight" is a phenomenon that happens to householders with respect to a house just as often as it does to young men with respect to maidens. This small cottage is a good reason for believing in its essential soundness. "Courtyard" ell, picket fence, stubby chimney, generous windows and picturesque roof—they're all there in such irresistibly right proportions that you can easily imagine any two people tucking this house under their arm on first glance and defying the world to take it away from them. . . . The interior is just as truly a fulfillment of expectations as the outside. There's a vestibule for snowy nights, a dining alcove next to the garden, a one-two-three kitchen (refrigerator-sink-range), and if you insist on a basement, put the stairs to it in the utility room and have a storage closet next to the kitchen. . . . If you're thinking about Christmas cards, imagine this small house gracing yours!

### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
STRUCTURE: Exterior walls—frame, covered with shingles.  
Interior walls—plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.  
ROOF CONSTRUCTION: Wood rafters, plywood sheathing, asphalt shingles.  
INSULATION: Walls, floors and ceiling.  
WINDOWS: Wood, double hung, Copper screens.  
FLOOR COVERINGS: Oak flooring. Linoleum in kitchen and bath.  
WOODWORK: Natural wood in living room, painted elsewhere.  
PAINTING: Three coats.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Direct fired air conditioning unit.



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## COLONIAL House No. 7-S

7 Rooms  
1 Bathroom  
1 Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$7,800

PERHAPS your forebears came from Pennsylvania; perhaps you adore the blend of mellow golden brown and slate gray. Whatever the reason, if you want a stone house, nothing else will satisfy you. As a further reminder of the lovely country places of Pennsylvania,

this one has a gambrel roof and deeply recessed door and windows to show how thick the walls are. The trim and occasional boarding are the one right color—gleaming white. Plant pink rambler roses around the door and you'll find yourself each June standing in the garden path, speechless with admiration. . . . Copper and chintz and flowers are called for in the living room. The front wall is lined with bookshelves and the fireplace wall is panelled. Over the seats on either side of the fireplace are diamond-paned windows meant to be framed in ivy. . . . Because it's a stone house, it is apt to be cool all summer, but the terrace is tucked in so neatly, and the two doorways make it so accessible, that you'll move out there almost automatically and stay to enjoy the garden.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, stone and shingles.  
Interior walls—pine sheathing in living room and plaster finish elsewhere.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, bathroom and lavatory.

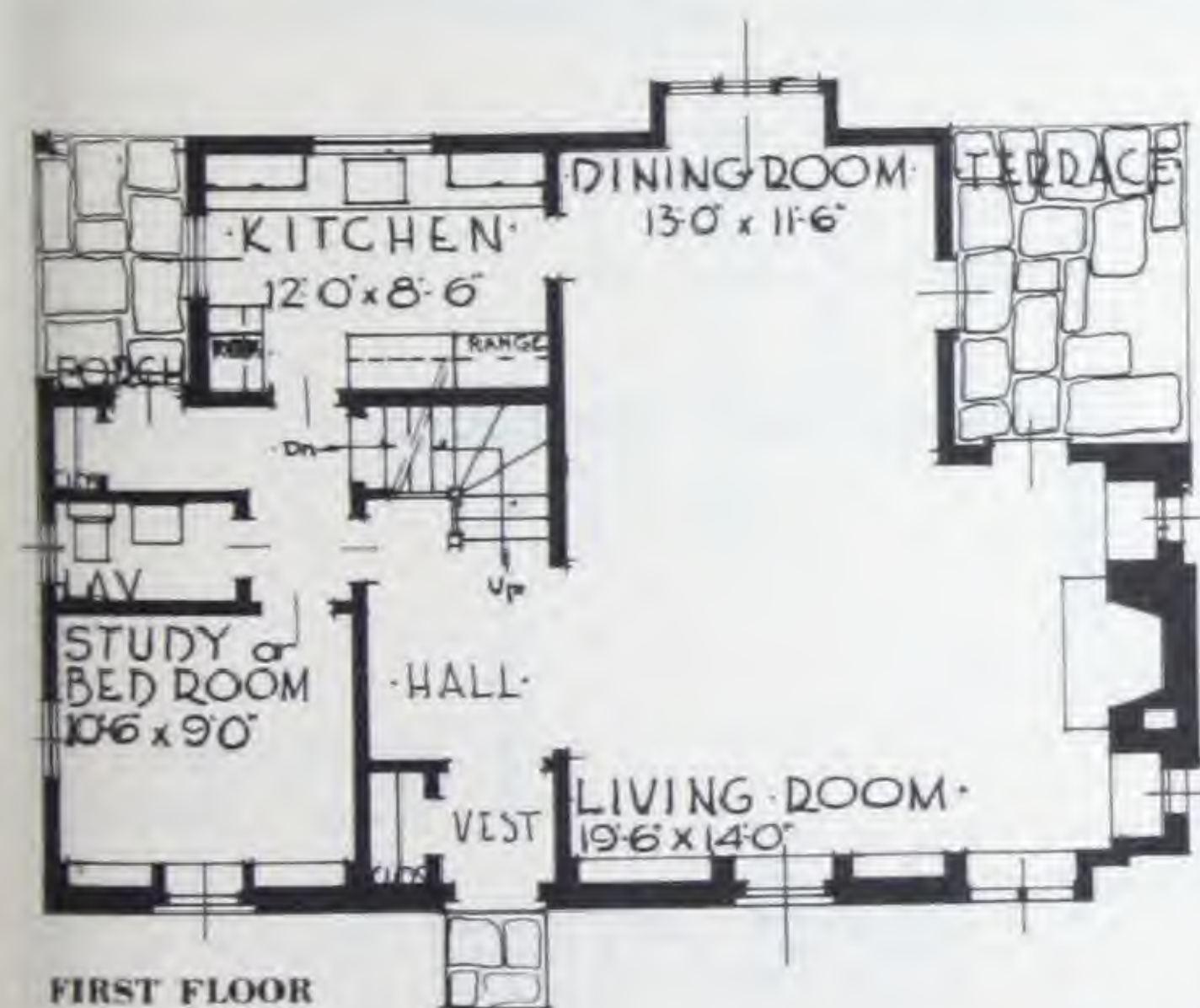
**WOODWORK:** Natural pine in living room, pine to paint elsewhere.

**PAINTING:** Three coats.

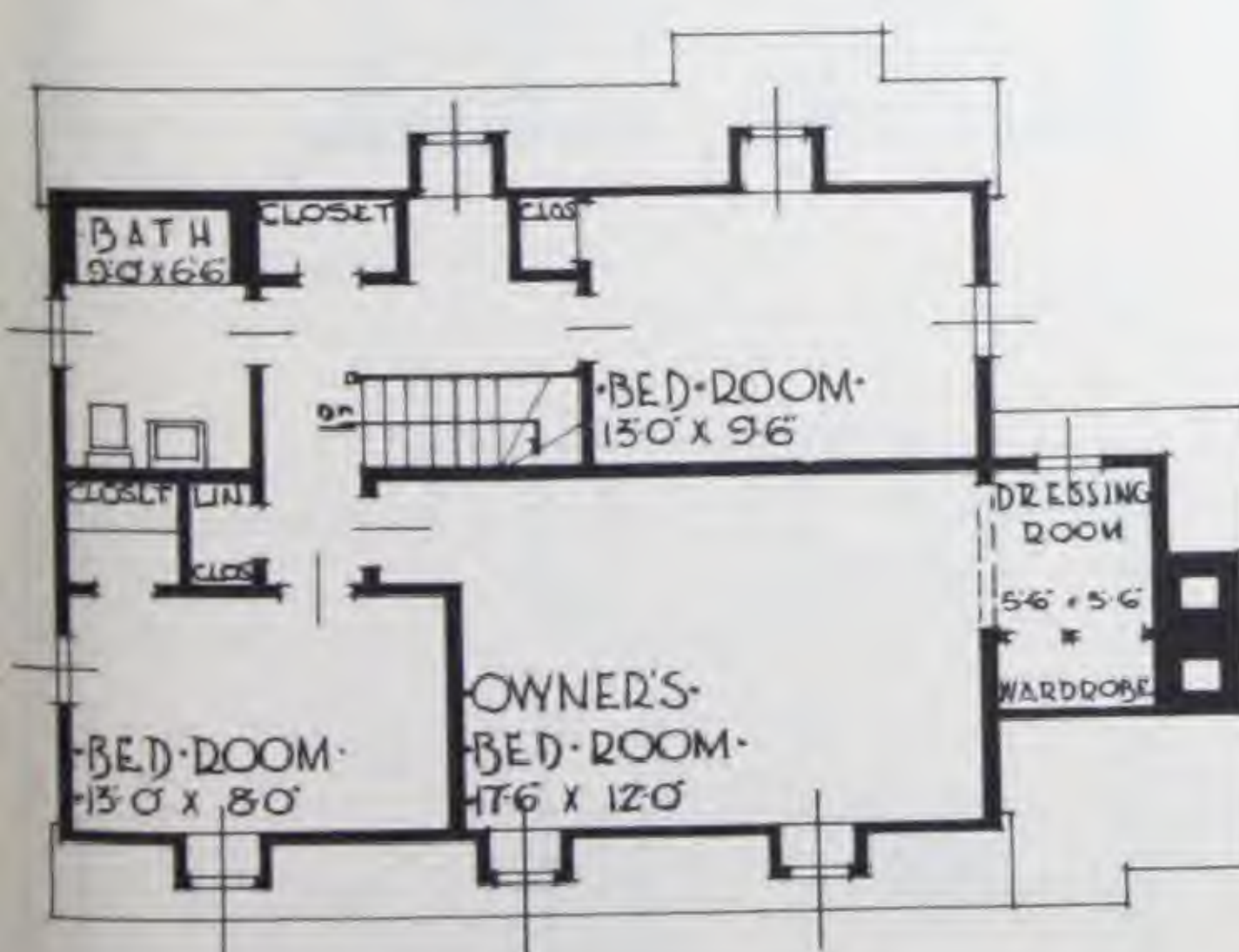
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



FIRST FLOOR



SECOND FLOOR



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## FRENCH House No. 6-Q

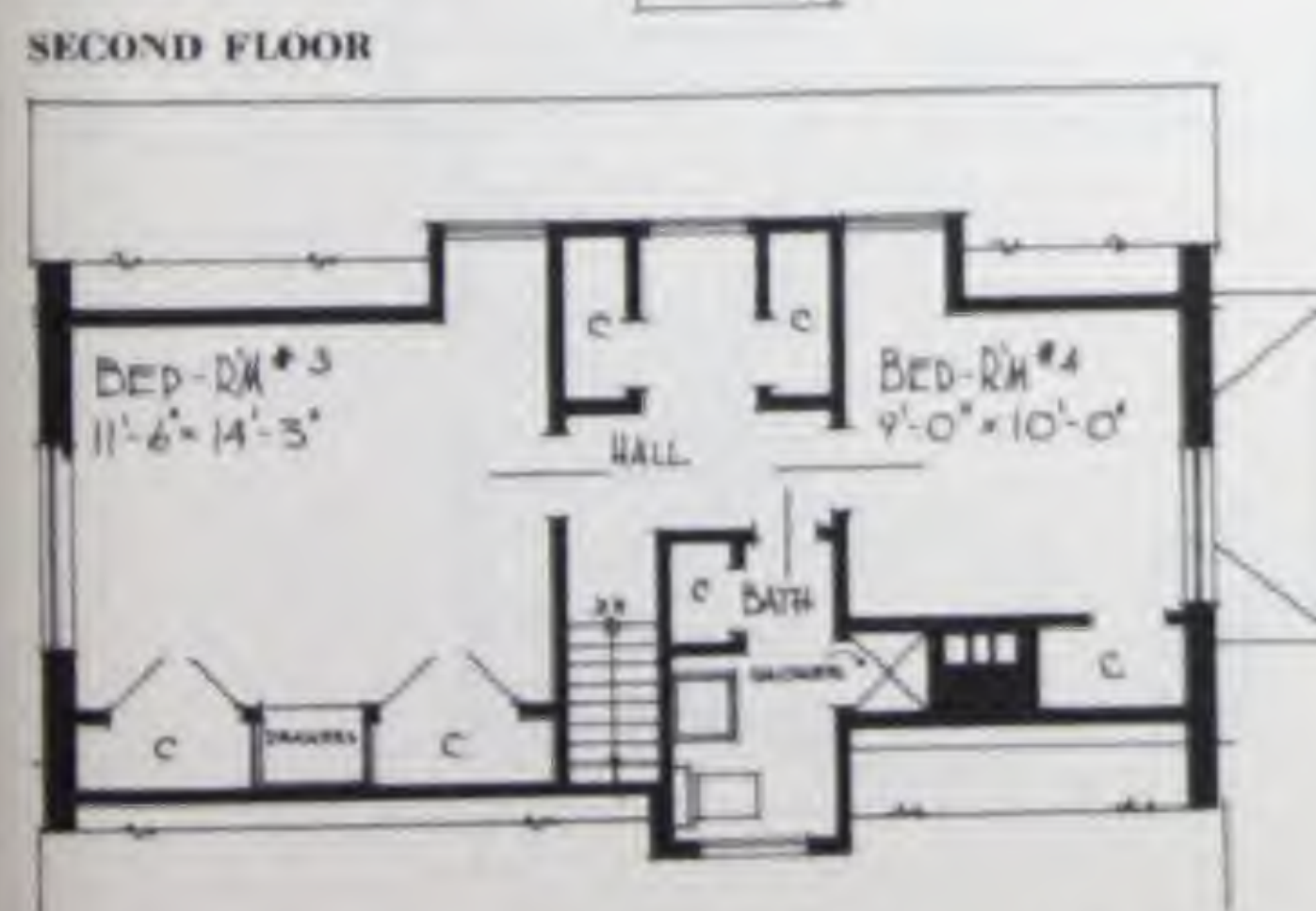
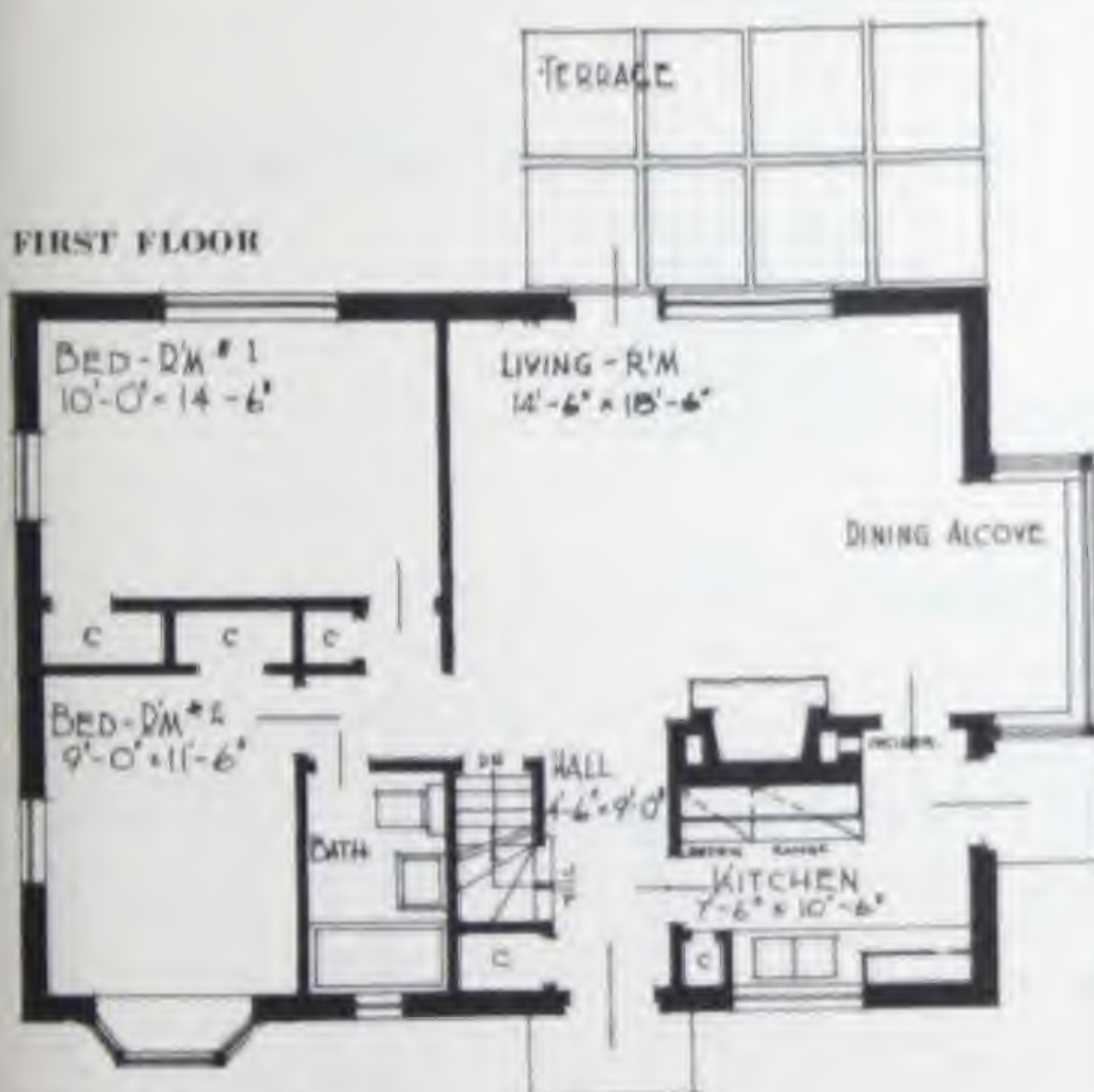
6 Rooms and  
Dining Alcove  
2 Bathrooms  
Partial Basement  
Approximate Cost, \$5,400

HERE is a "p'tit maison" with the added dignity of a second story, making it large enough for four bedrooms, but still so compact that you can take care of it in less time than it takes to say "Sacre bleu."

... The first floor is delightfully planned—and don't overlook the incinerator in the kitchen or the fact that the cook can look out on the comings and goings of the world. . . . The second floor may be finished at will as the need arises. . . . The first thing you'll notice is the alcove in the hall. You'll be torn between the desire to use it permanently for the baby's play-pen and the realization that it was just made for a sewing center, the machine going under the window and the two great closets taking all the dresses, materials, pressing paraphernalia and other equipment that can so easily make you an accomplished modiste. . . . Yes, there is another important feature—the shower, for there are shower-fiends in every family nowadays.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.  
**STRUCTURE:** Exterior walls—cinder concrete block, random size, painted white.  
Interior walls—strapping, plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.  
**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.  
**INSULATION:** Walls and roof.  
**WINDOWS:** Steel casement. Copper screens.  
**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen and bathrooms.  
**WOODWORK:** Living room, pine natural finish, paint elsewhere.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



SAMUEL GLASER ARCHITECT BOSTON MASSACHUSETTS



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## COLONIAL House No. 5-K

5 Rooms and  
Dining Alcove  
1 Bathroom  
1 Car Garage  
No Basement  
Approximate Cost, \$4,400



Most families, when they choose to live in a modern-style, compact house, need only two bedrooms, but sometimes there's a call for three. Perhaps the youngsters have reached the room-of-their-own stage, perhaps an older relative has come to join the household, or maybe the owners just have an overpowering desire to have a whole extra room for overnight guests. . . . If that is your situation, you may very likely still want a one-story house—it's ideal for run-about children or older folks and for convenient housekeeping under any circumstances. . . . This small house gives you everything on one floor, and plenty of extras besides, like that definitely secluded dining alcove. . . . Are you the kind that likes early morning sorties into the garden, when birds are carolling and dew is on the grass? Then be doubly sure to choose the master bedroom, living on the terrace, for your own.

### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
STRUCTURE: Exterior walls—wood, plywood sheathing, shingles.  
Interior walls—plywood covered with special wall finish.  
Floor construction—wood joists, plywood sub-floor.  
ROOF CONSTRUCTION: Wood rafters, plywood sheathing, asphalt shingles.  
INSULATION: Floor, walls, ceiling.  
WINDOWS: Wood, double hung. Copper screens.  
FLOOR COVERINGS: Oak flooring. Linoleum in kitchen and bathroom.  
WOODWORK: Pine to paint.  
PAINTING: Three coats.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Direct fired air conditioning unit.



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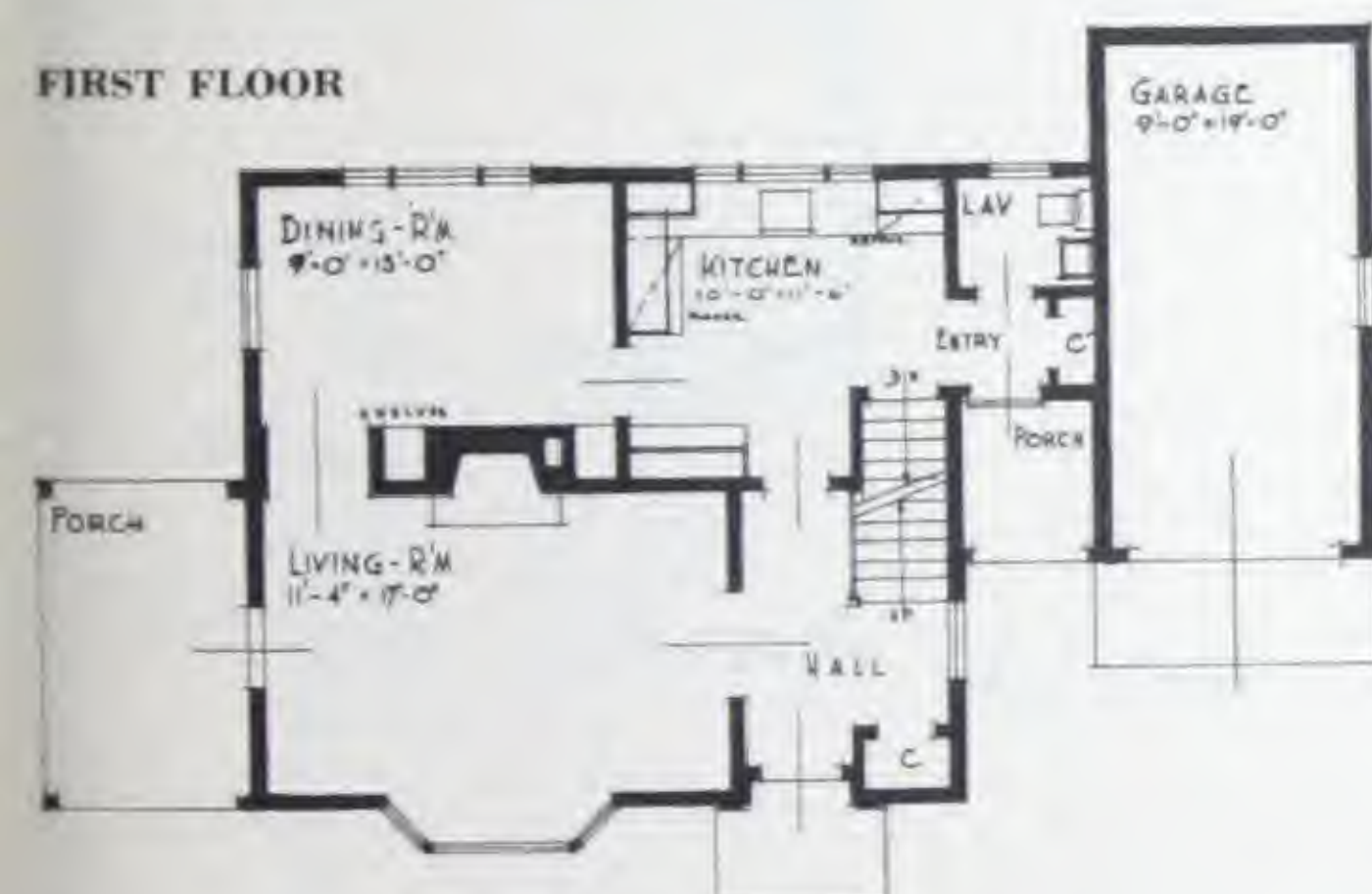
# COLONIAL

## House No. 6-AA

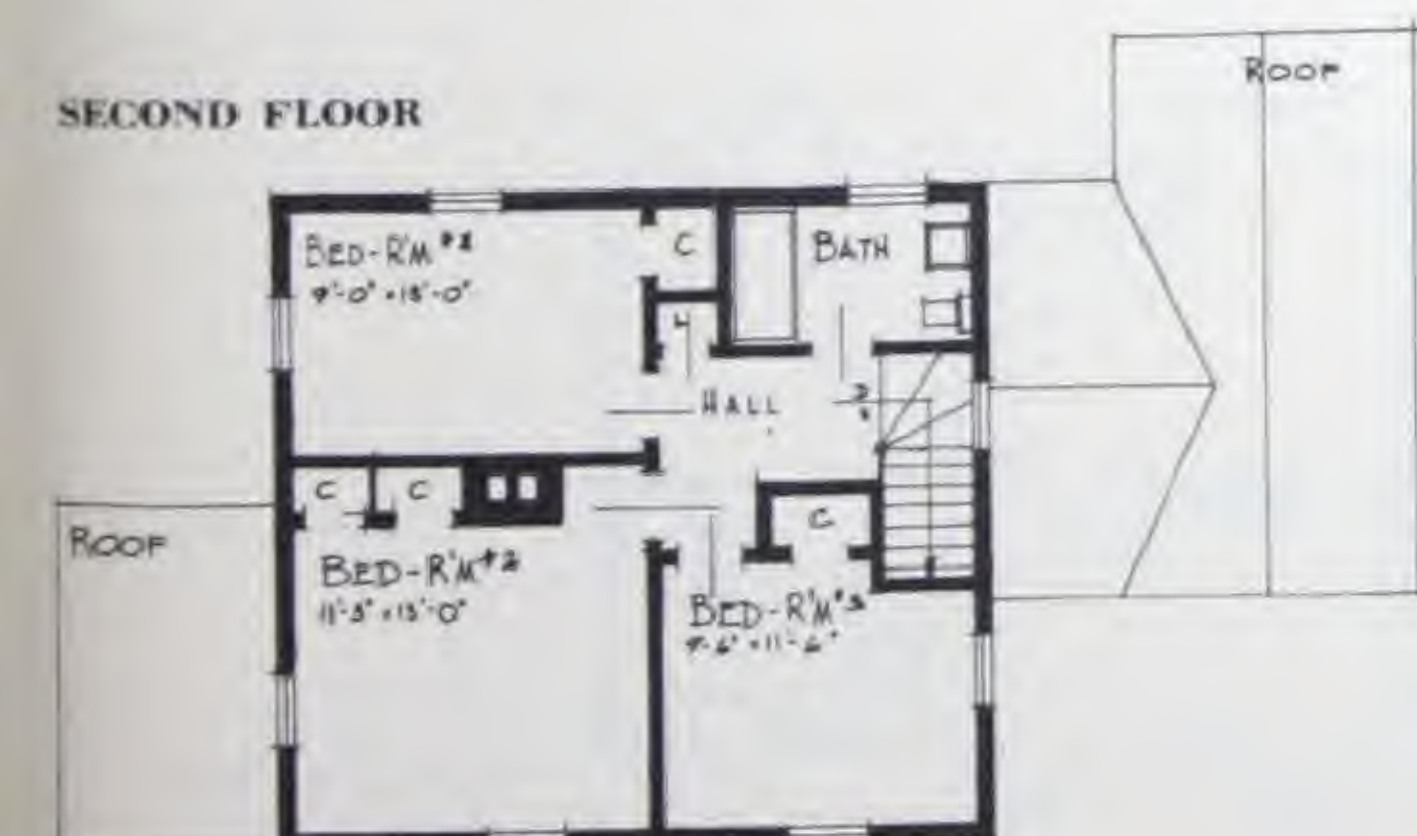
6 Rooms  
1 Bathroom and  
Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$6,000



FIRST FLOOR



SECOND FLOOR



Do you like to explore a hillocky swamp in the spring for marsh marigolds, and pick orange pumpkins in the fall for jack-o'-lanterns? This house is meant for country fragrances and country stillness. It calls for trees and plenty of land and a garden with white phlox and tiger lilies. . . . Small boys are apt to burst into its kitchen jittery with excitement over a pocketful of toads. Small girls will gather wild flowers from nearby meadows to put in its windows. . . . The living room focuses around the fireplace in winter and in summer centers on the big bay window. . . . The dining room will give a touch of formality to mealtimes, often a good idea when children are at the decidedly informal age. . . . The back porch, with the lavatory handy, may be used as the children's entrance, and will have a stout doormat, meant to be used. The big porch will be mother's sanctuary through long summer afternoons. Here's a house that's as loveable as it is liveable.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood, plywood sheathing, clapboards.  
Interior walls—plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceiling.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floor. Linoleum in kitchen, bathroom and lavatory.

**WOODWORK:** Pine to paint.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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## ENGLISH COTSWOLD

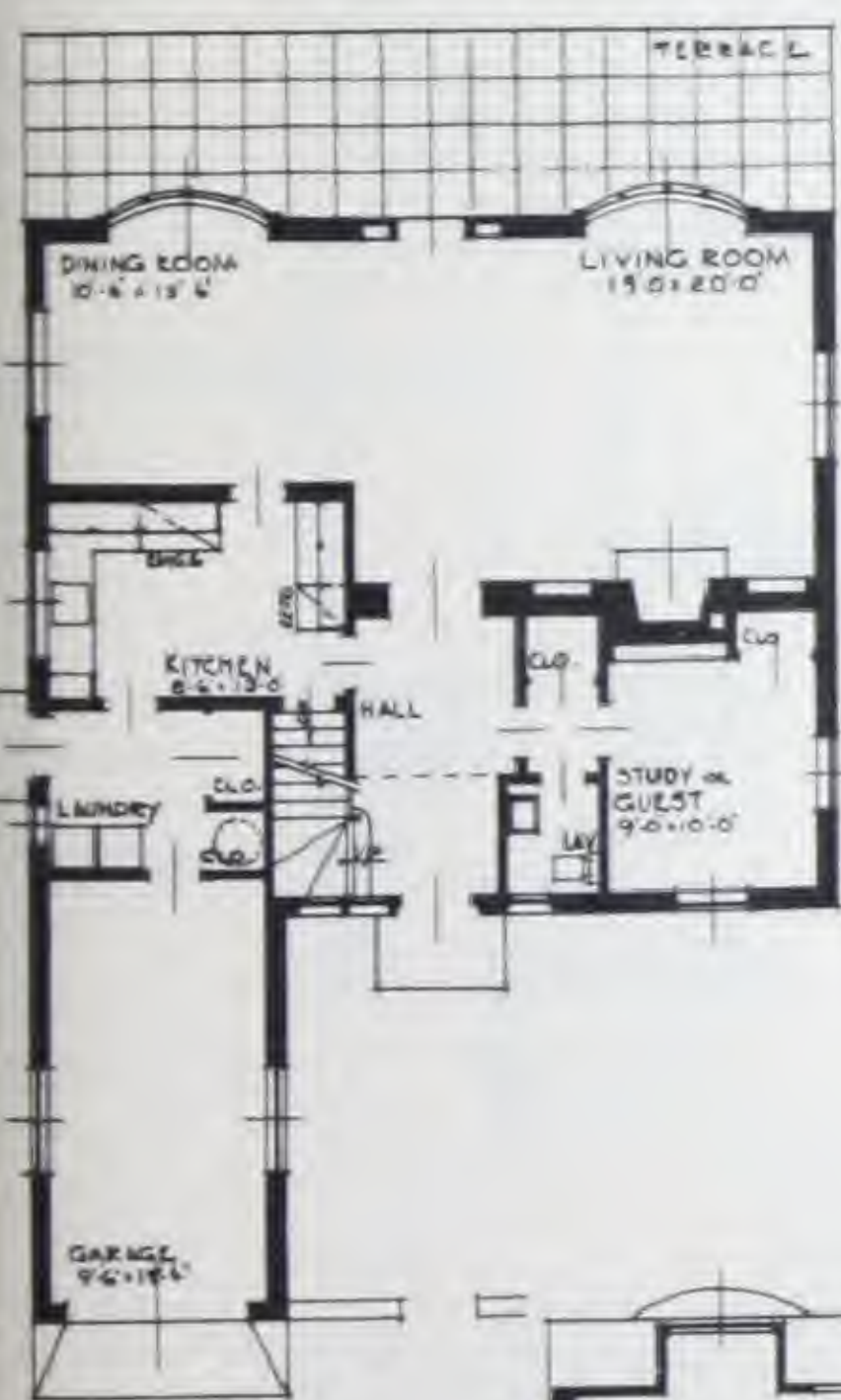
### House No. 7-Z

7 Rooms  
1 Bathroom  
1 Lavatory  
1 Car Garage  
Partial Basement  
Approximate Cost, \$8,000

DESIGNING a house is often like doing a problem in geometry. Here "X" is a large and lively family; "Y" is a narrow lot; and the answer is this house. It's large enough to welcome a gay young horde but small enough so that father's pocketbook, pretty well taxed already, can come up smiling. . . . Big families need good-sized rooms and plenty of them. . . . The living room will take everyone, and the dining room is so nice for mother's luncheons and sister's supper parties. The study is a refuge, too, in the evenings when Junior and the twins have home-work or get the urge for slap-jack. . . . The big terrace will be mother's second living room and the rendezvous for sister's gang, and the back entry is fine for sorting out fishing worms or mending odds and ends. . . . Storage space is another requisite. A generous distribution of built-in shelves and drawers will be used for things in constant demand. It's the kind of house that makes one's neighbors' eyes reflect true envy.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.  
**STRUCTURE:** Exterior walls—cinder concrete block, random size, painted white.  
Interior walls—plaster.  
Floor construction—wood joists, wood sub-floors.  
**ROOF CONSTRUCTION:** Wood rafters, wood sheathing, asphalt shingles.  
**INSULATION:** Walls and roof.  
**WINDOWS:** Steel casement. Copper screens.  
**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, laundry, bath and lavatory.  
**WOODWORK:** Natural oak in living room and dining room, pine to paint elsewhere.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



FIRST FLOOR



SECOND FLOOR



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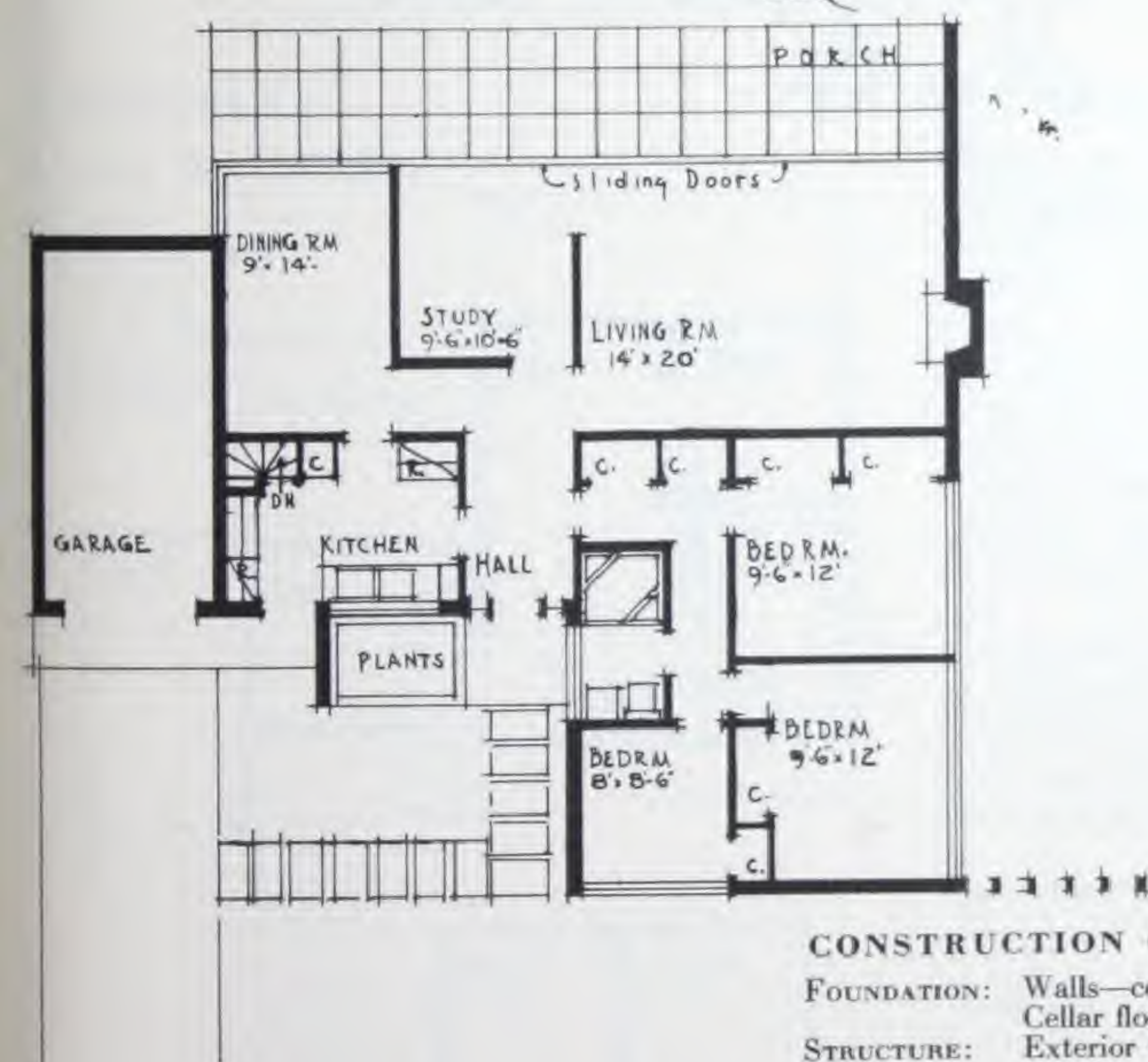
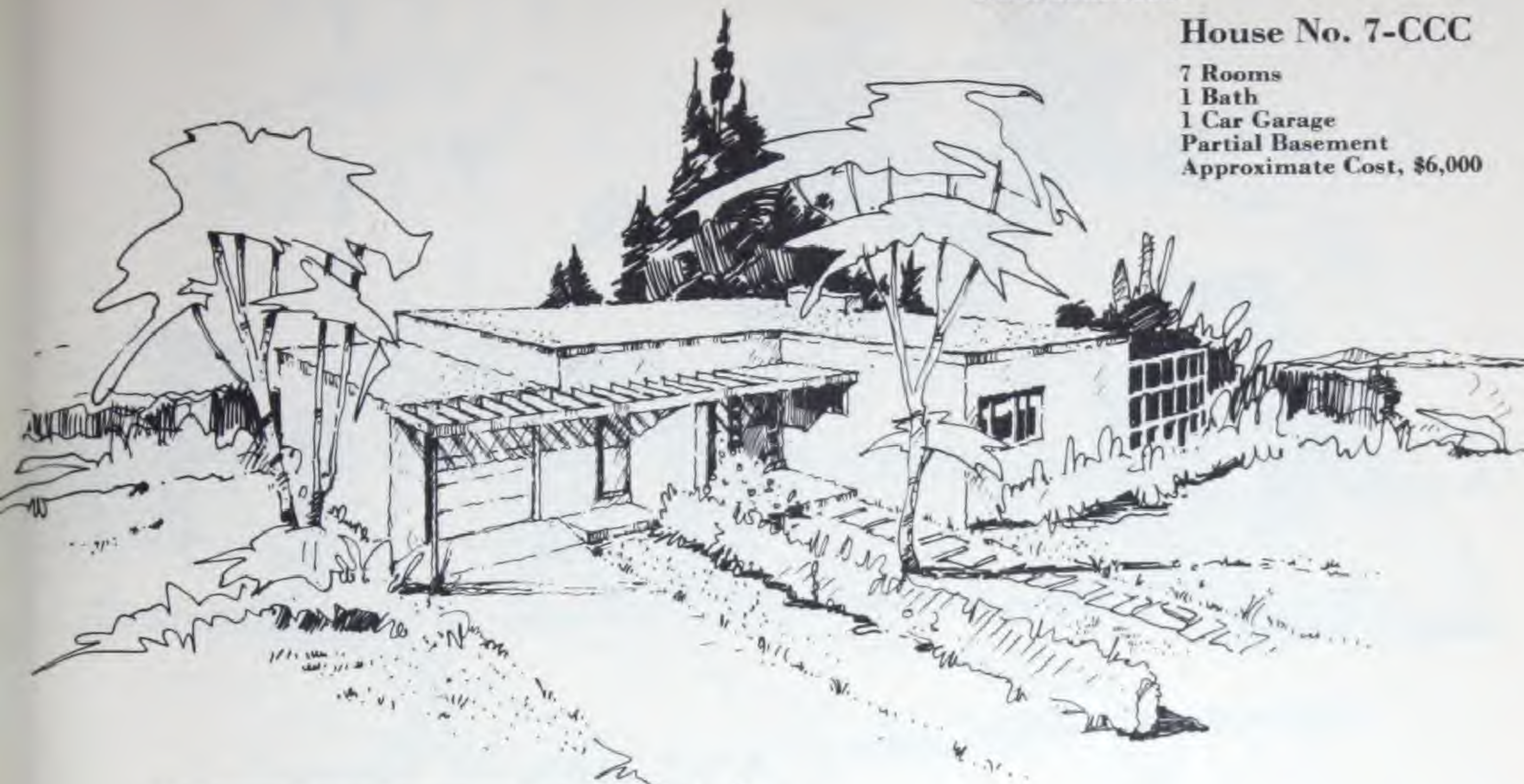
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## MODERN

### House No. 7-CCC

7 Rooms  
1 Bath  
1 Car Garage  
Partial Basement  
Approximate Cost, \$6,000



IF YOU love to live in a garden, you will find this house is the only demonstration needed to convert you to modernism. . . . The interior will complete your conversion, for it demonstrates instantly what is meant by the outdoors atmosphere of the modern house. It has every advantage of the traditional room plan, and it has, too, the glorious living and study wall that with sliding doors and huge windows brings the outdoors in and the indoors out, as you will. These rooms, with the dining room, face the rear, on grounds that are given seclusion by trees and by a hillside sloping up at the back of the lot. From its great windows you look out on the pageant of the seasons.

#### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
Cellar floor—concrete on cinder fill.  
STRUCTURE: Exterior walls—cinder concrete blocks, stucco finish.  
Interior walls—wood, plywood special wall finish.  
Floor construction—concrete slab on cinder fill.  
ROOF CONSTRUCTION: Wood joists, plywood sheathing, tar and gravel.  
INSULATION: Floor, walls and roof.  
WINDOWS: Steel casement. Copper screens.  
FLOOR COVERINGS: Linoleum.  
WOODWORK: Natural finish in living room, study and dining room, pine to paint elsewhere.  
PAINTING: Three coats.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Direct fired air conditioning unit.



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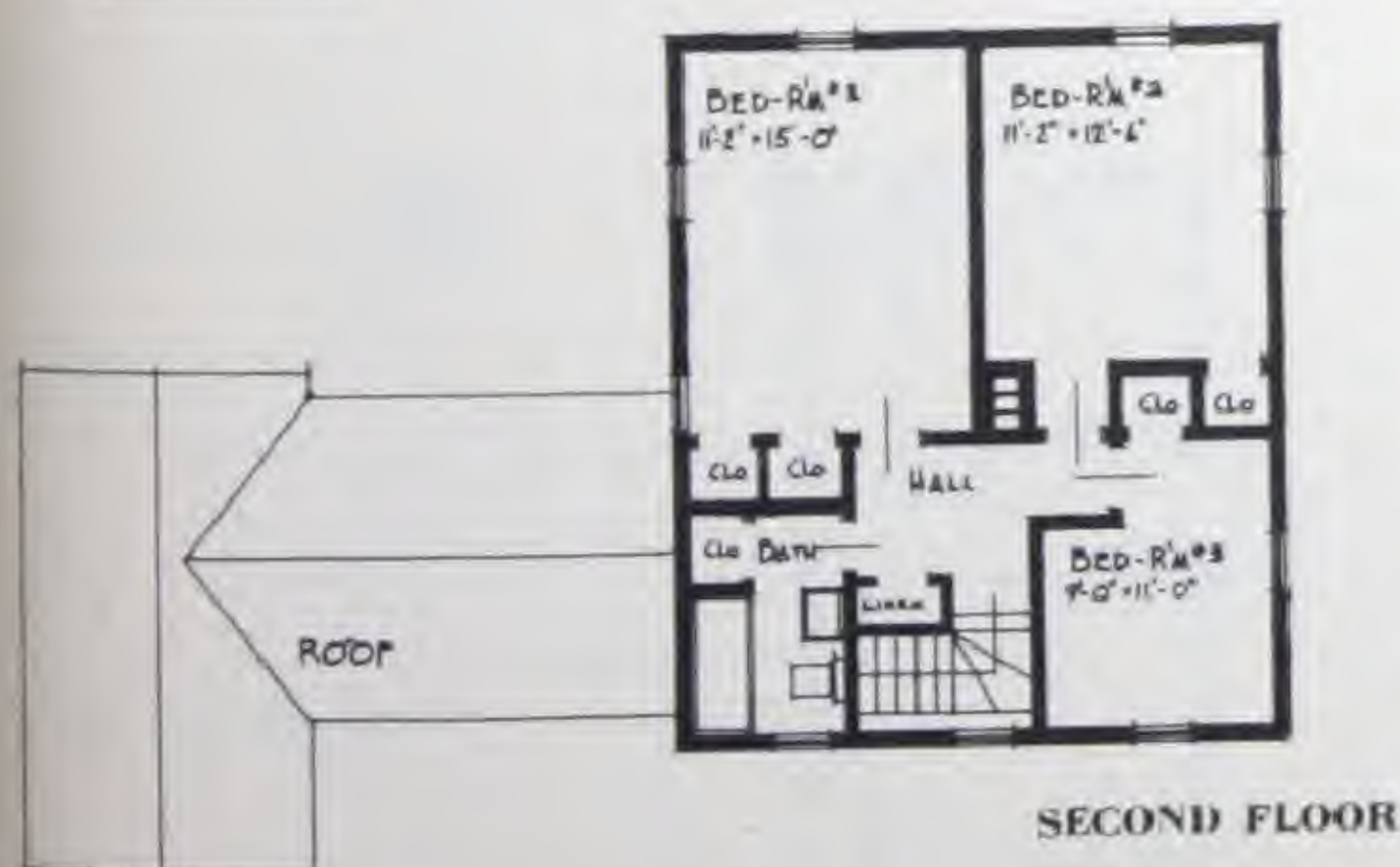
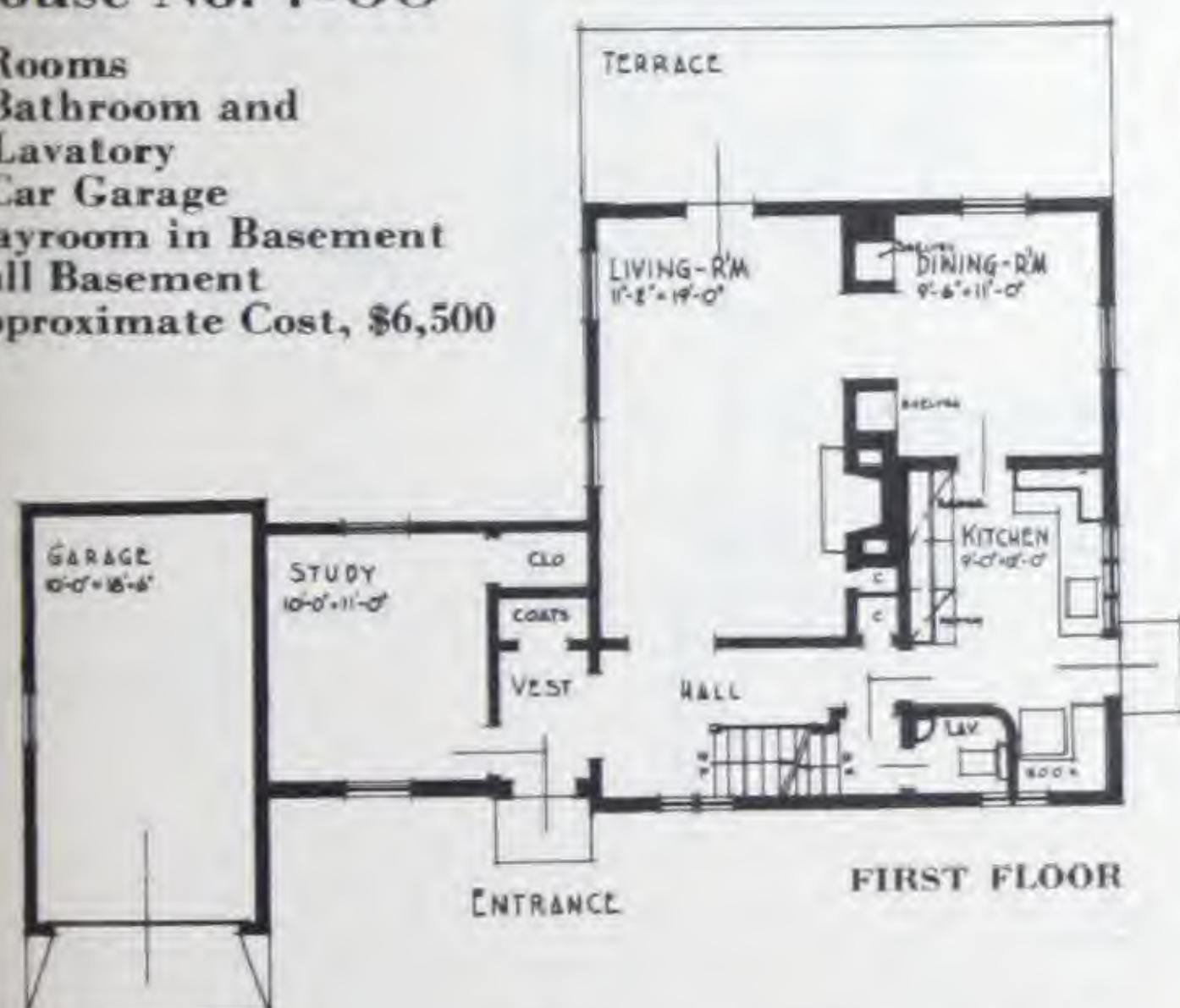




## COLONIAL

### House No. 7-00

7 Rooms  
1 Bathroom and  
Lavatory  
1 Car Garage  
Playroom in Basement  
Full Basement  
Approximate Cost, \$6,500



HERE'S an overhang house with the entrance in the ell, a refreshingly unusual treatment and one that is well suited to the spirit of the times it recalls, for the early colonists who built these houses designed them to fit individual requirements. . . . In this case, the novel feature is the study at the left of the vestibule. It can be used as a radio or rumpus-room, for not ever a sound carries through to the main house. The closet is just right for a card table and folding chairs. . . . However, there's a basement playroom, too, conveniently located at the foot of the cellar stairs, so the study may be used instead as an office by a doctor or other professional man. . . . It's ideal, too, for the woman whose family duties are becoming lighter and who would like a studio or workshop for sculpture, painting or a craft. . . . And imagine what a haven it would prove as a musician's practise-room! . . . The house encourages the carrying on of a vocation, for it is so easy to take care of that it practically runs itself.

#### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, shingles.  
Interior walls—lath and plaster.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceilings.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floor. Linoleum in kitchen, bathroom and lavatory.

**WOODWORK:** Pine to paint.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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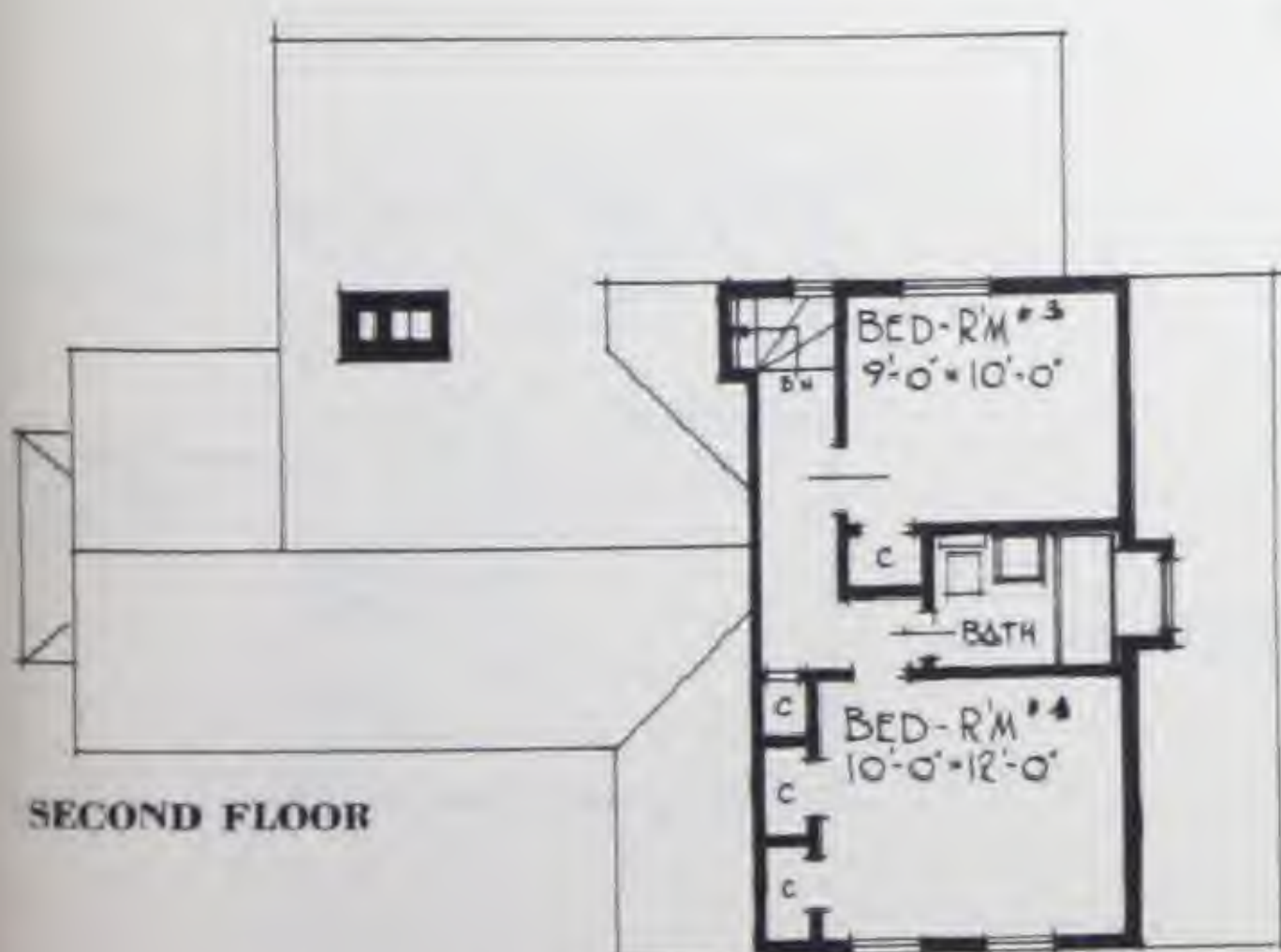
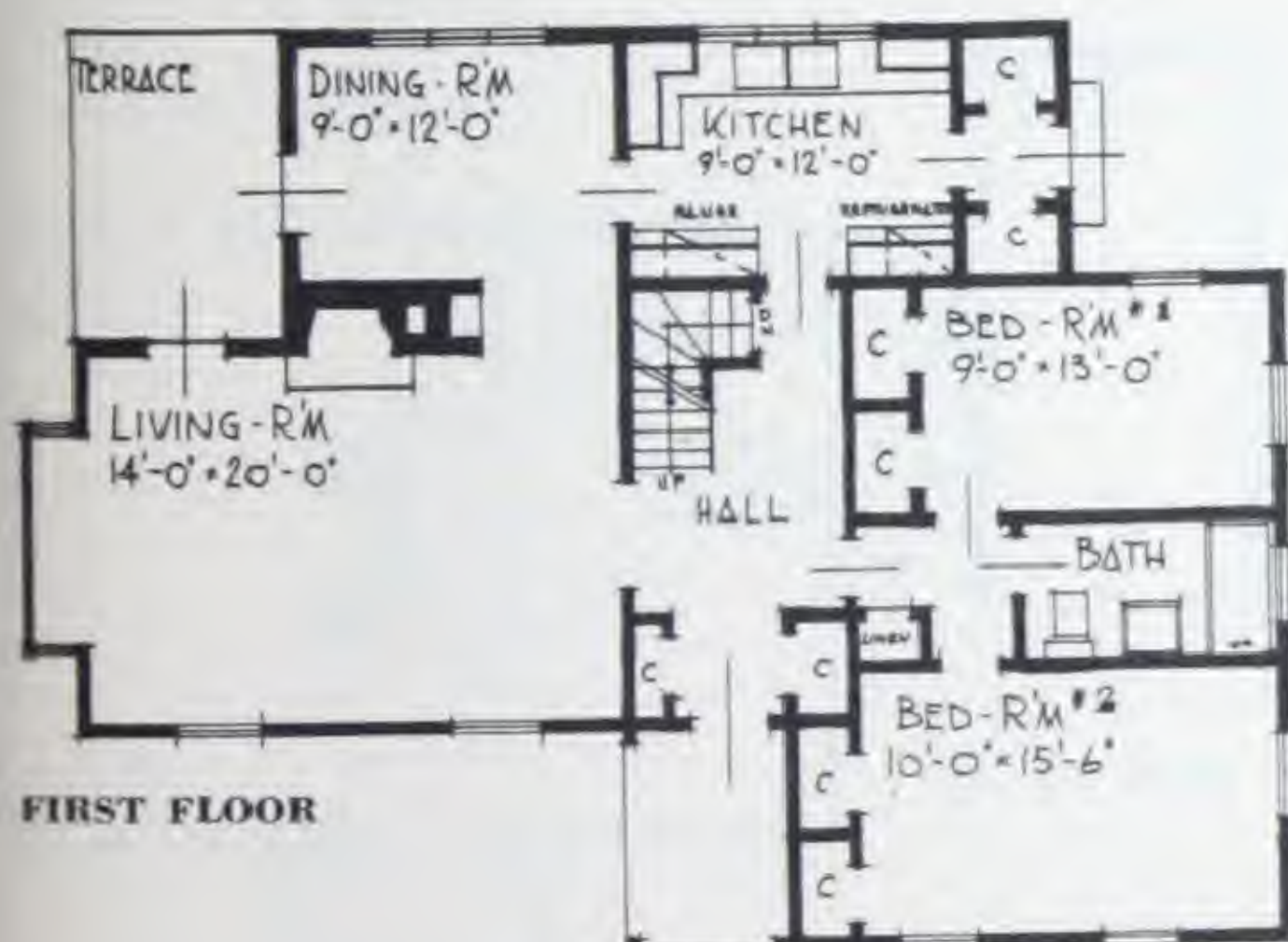
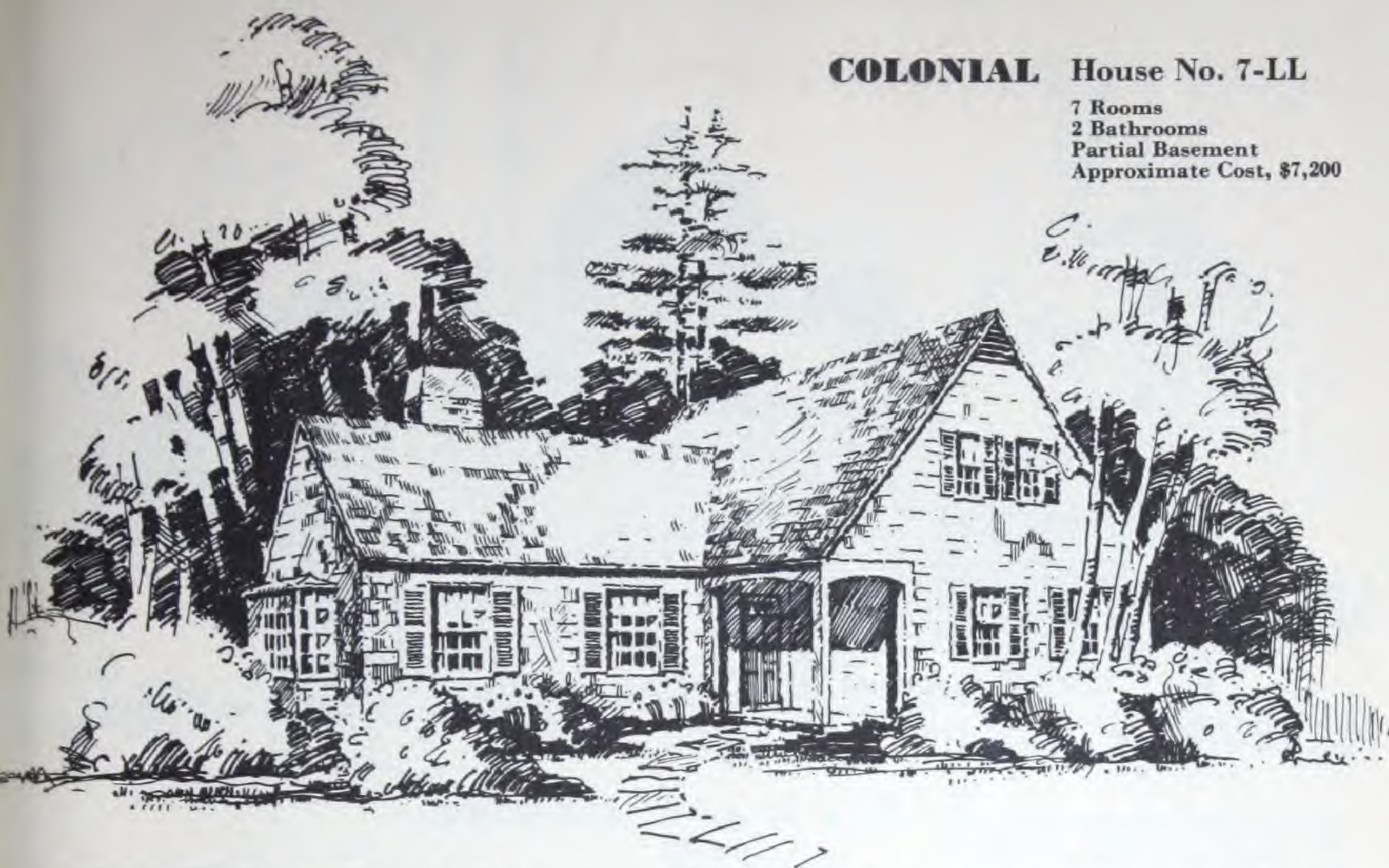


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## COLONIAL House No. 7-LL

7 Rooms  
2 Bathrooms  
Partial Basement  
Approximate Cost, \$7,200



Does your family happen to include a couple of broad-shouldered six-foot men who wedge themselves into the usual modern small house and then gaze at you in exasperated appeal? . . . They're as fond of the small house type as you are, though; so show them this. . . . You start with an entrance porch, enter a reception hall made even larger by the stairway at the farther end. . . . Bedroom and bath suite is off by itself; you can roam there at will without bothering any one. . . . The living room is extra big and enlarged by the many-windowed bay and by the terrace opening off it. Do you like the spaciousness of open ceilings? Try one here. . . . You dine in a separate room though it opens off the living room by a nice wide passage. . . . The kitchen is ample and closets come in pairs. . . . Invite your six-footers to inspect this; watch them stretch and relax and beam. . . . A minute's deliberation and the house is yours. . . . There's even room enough to entertain their six-foot friends.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, asphalt shingles.  
Interior walls—plywood with special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Wood windows, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in bathrooms and kitchen.

**WOODWORK:** Pine, natural in living room and to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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## COLONIAL House No. 6-CC

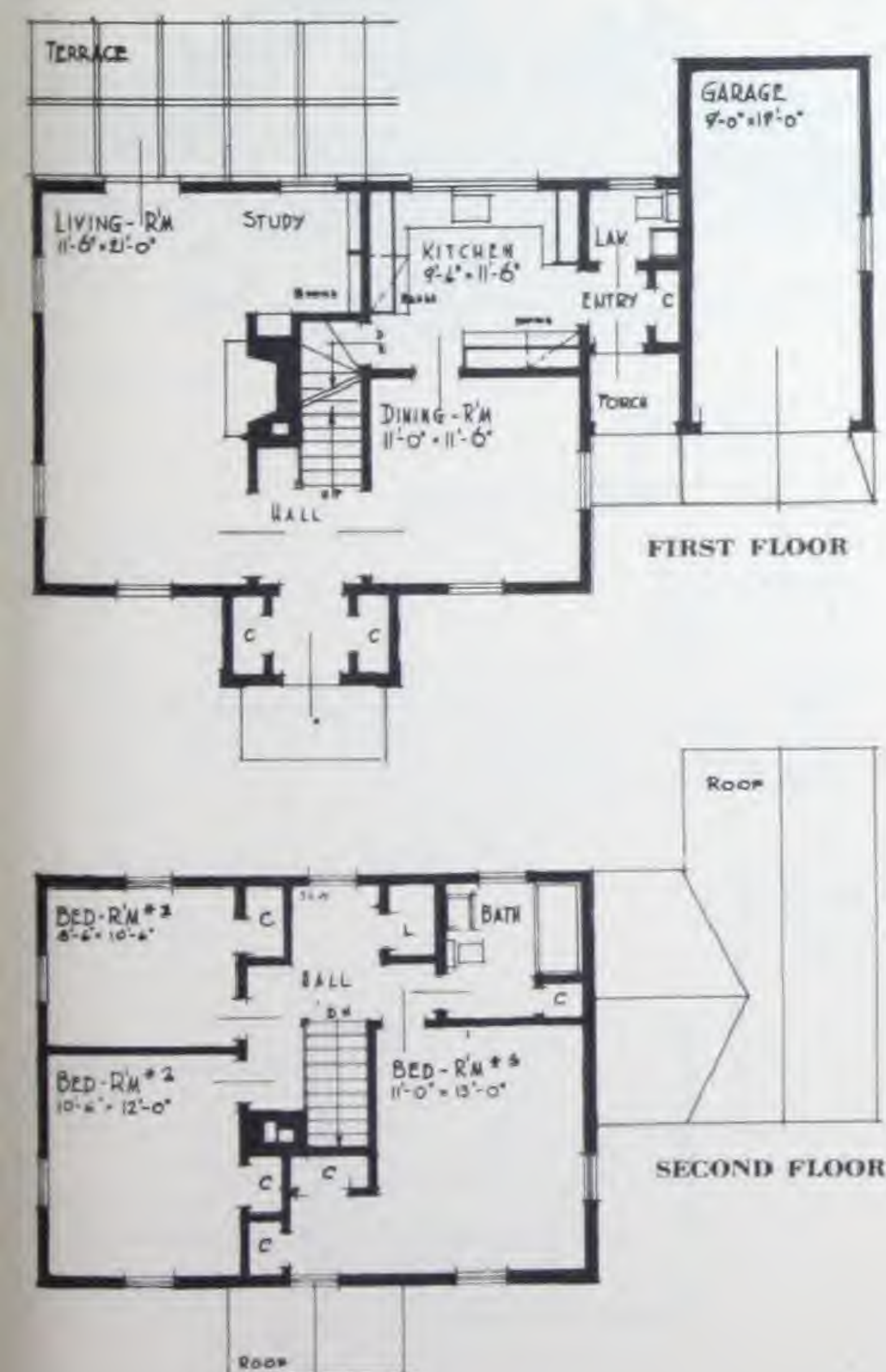
5 Rooms  
1 Bathroom and  
Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$6,400

FEW of us can be artists in the sense of reproducing beauty in marble or oils, but all of us can be artists in the homes we build. No one who has studied the stately mansions of Salem, Massachusetts,

has failed to realize that here are masterpieces no less beautiful than the paintings by Copley or Stuart that adorn their panelled drawing-rooms. . . . This house reproduces, in a simpler vein, the glorious style that architects call "Salem Colonial." . . . It is a house meant for successive generations. It can be a home for your children's children—if you look that far ahead. . . . Splendidly proportioned rooms are a part of its inheritance, and so is the outlook on the rear garden, for colonial gardens bloomed at their loveliest in seclusion. But the truest expression of its spirit is the book alcove in the living room, a place to read good books and dream long dreams. The house seems made especially for children, because childhood here could hardly fail to be a happy one.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.  
**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, clapboards.  
Interior walls—plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.  
**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.  
**INSULATION:** Walls and second floor ceiling.  
**WINDOWS:** Wood, double hung, Copper screens.  
**FLOOR COVERINGS:** Oak floors. Linoleum in bathroom, lavatory and kitchen.  
**WOODWORK:** Pine to paint.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.





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ENTRANCE VIEW



GARDEN VIEW

## MODERN House No. 8-EE

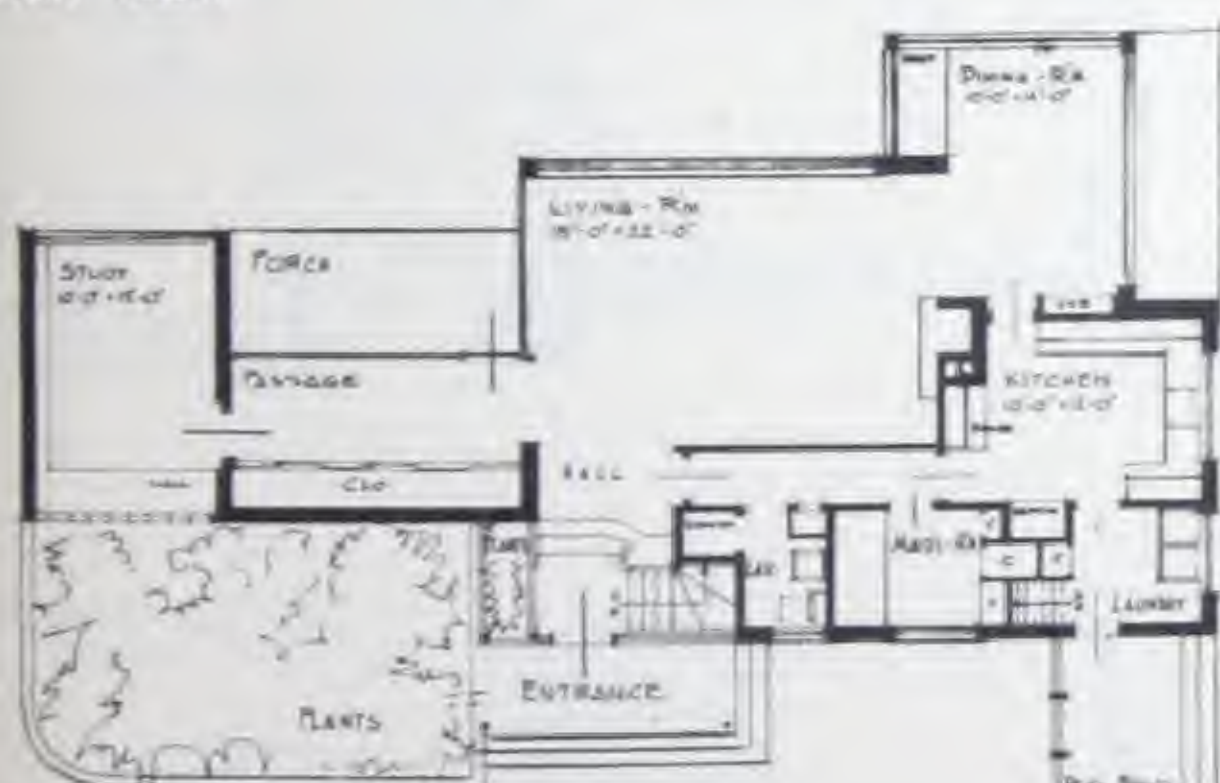
8 Rooms  
2 Bathrooms  
2 Car Garage  
Partial Basement  
Approximate Cost, \$10,000

AS CLASSICALLY lovely as any home of ancient Greece or Rome, this house shows to what heights modern architecture can attain. Beautiful proportions and an exquisite balance between mass and detail give it a feeling of repose

that is a joy to behold. . . . Seen from the front, it rises from two shallow terraces, its great unbroken wall spaces contrasting with walls of glass through which you look into the hall. An entire corner is filled with a deep bed of plants. . . . In the rear the house is mostly great banks of windows, overlooking a distant view. . . . Inside, the same feeling of repose is at once apparent. Entering, you look down across the living room. On one side it opens into the dining room, solidly banked with windows, and on the other you wander down a passage past a sheltered porch to a secluded study. . . . Everywhere you look out on gardens and on the second floor you move out on the sun deck to be directly under sun or stars. . . . This house would have been beautiful centuries before the Christian era; it will be equally charming for years to come.

### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
STRUCTURE: Exterior walls—wood frame, weldwood plywood, painted white.  
Interior walls—plywood, natural finish.  
Floor construction—wood joists, plywood sub-floors.  
ROOF CONSTRUCTION: Wood roof joists, plywood sheathing, tar and gravel.  
INSULATION: Walls and roof.  
WINDOWS: Steel casement. Copper screens.  
FLOOR COVERINGS: Linoleum.  
PAINTING: Three coats.  
WOODWORK: Plywood, natural finishes.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Direct fired air conditioning unit



FIRST FLOOR



SECOND FLOOR

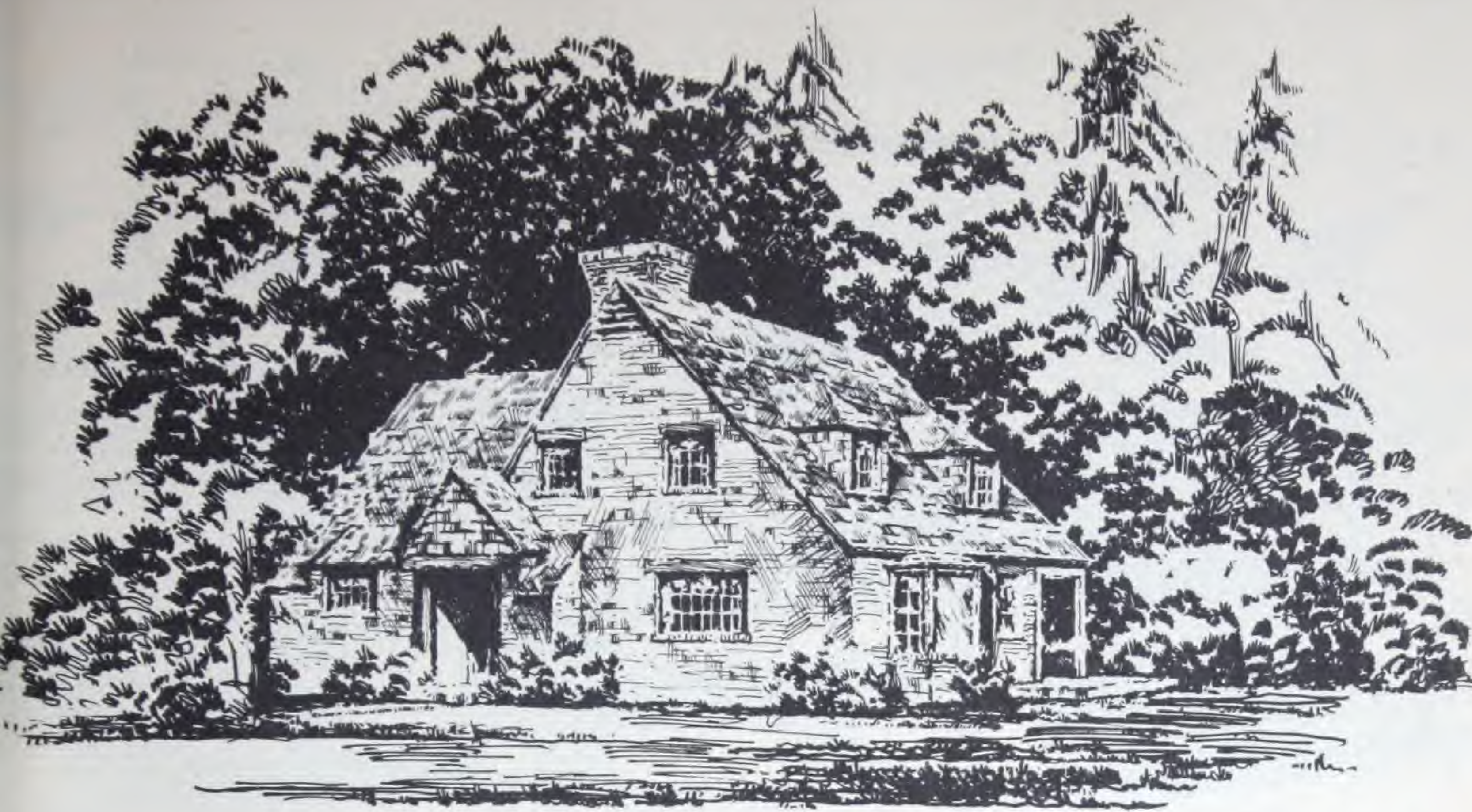


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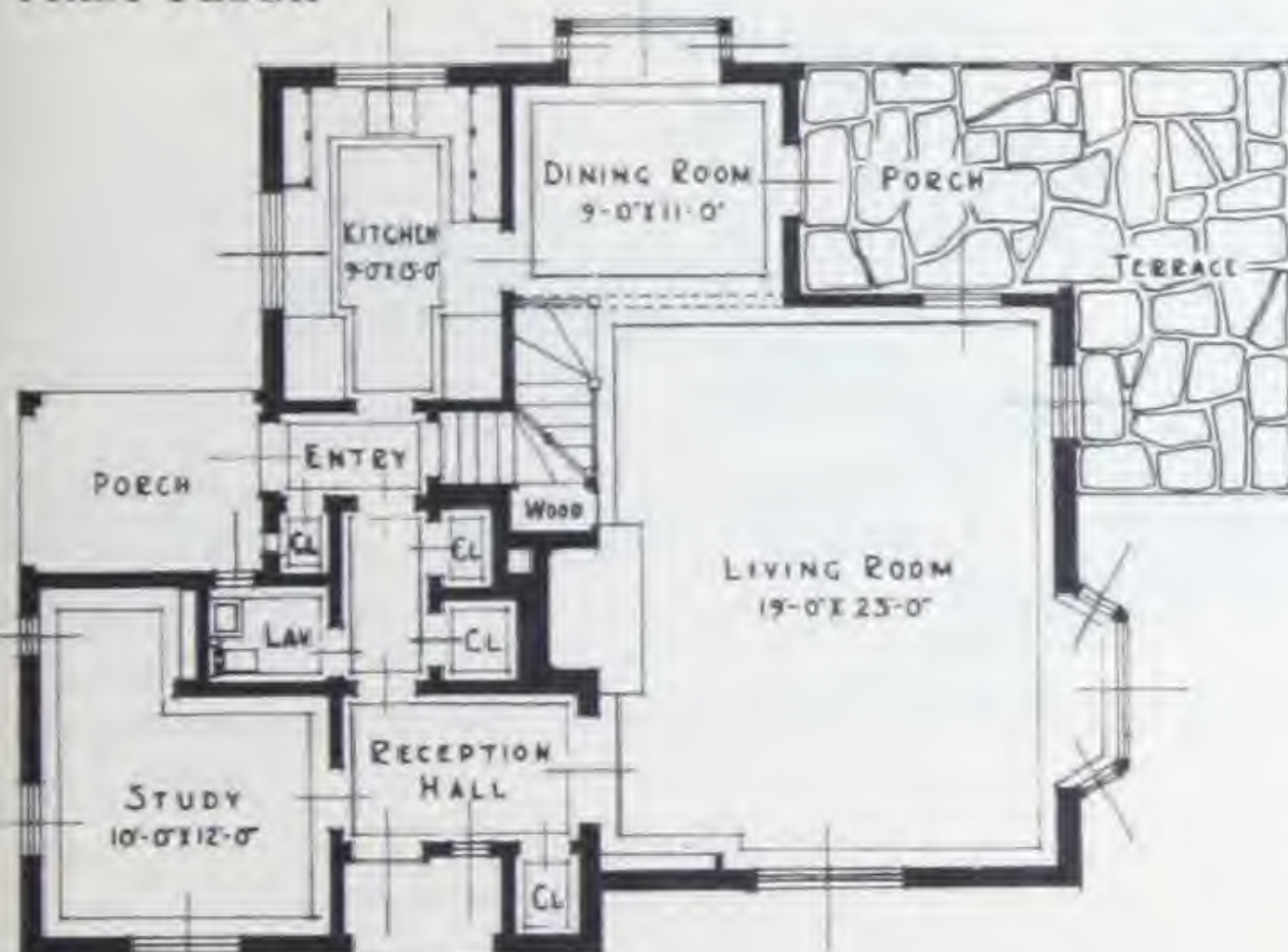
## ENGLISH COTSWOLD

### House No. 7-I

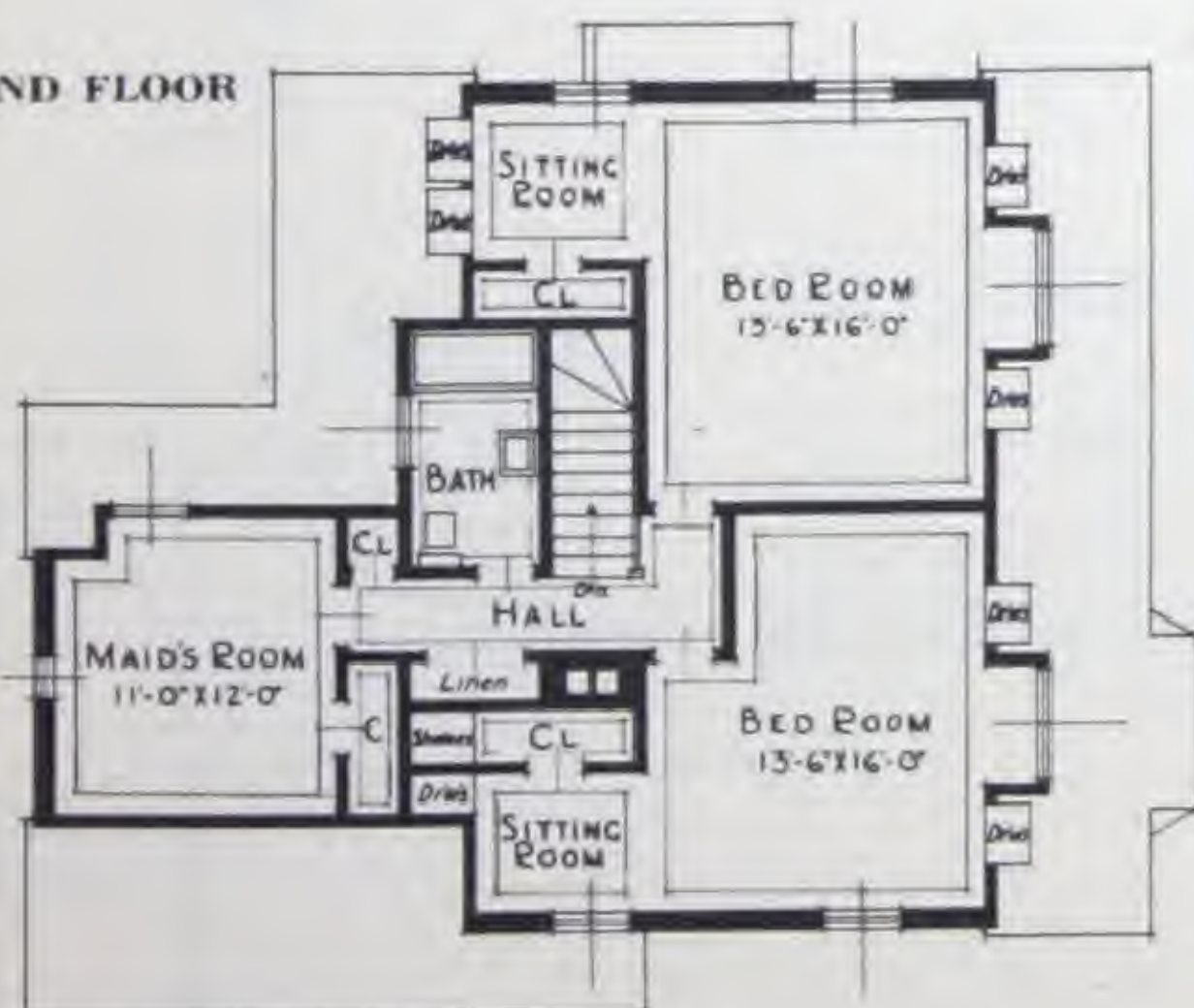
7 Rooms  
1 Bathroom and  
Lavatory  
2 Car Garage  
in Basement  
Covered Porch  
Approximate Cost, \$9,800

Most people believe that the picturesque perfection of English houses is rather hard to achieve nowadays. It's true that a house which has mellowed through the centuries since the days of Elizabeth has a patina impossible to reproduce. Good houses have to begin sometime, however, and this one starts in with a settled, lived-in air that warms the heart. . . . Much of its individuality comes from its conventional treatment of old problems. It's like a delightful old gentlemen who does things his own way because he's found through a lifetime's experience that they're the right way for him. . . . The living room is squarish instead of the conventional oblong, and the stairs go up from there instead of from the hall. The porch is both roofed for screening and open for sunning. Built-in drawers are handy, and doubly so when they're under the eaves. And what could be more delightfully English than a sitting room off a bedroom? You think at once of a sewing table, bookshelf and chaise-longue and, for frosty winter twilights, another table and service for tea.

#### FIRST FLOOR



#### SECOND FLOOR



#### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, brick veneer.  
Interior walls—plaster.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, bathroom and lavatory.

**WOODWORK:** Pine, natural finish in living room and dining room, to paint in other rooms.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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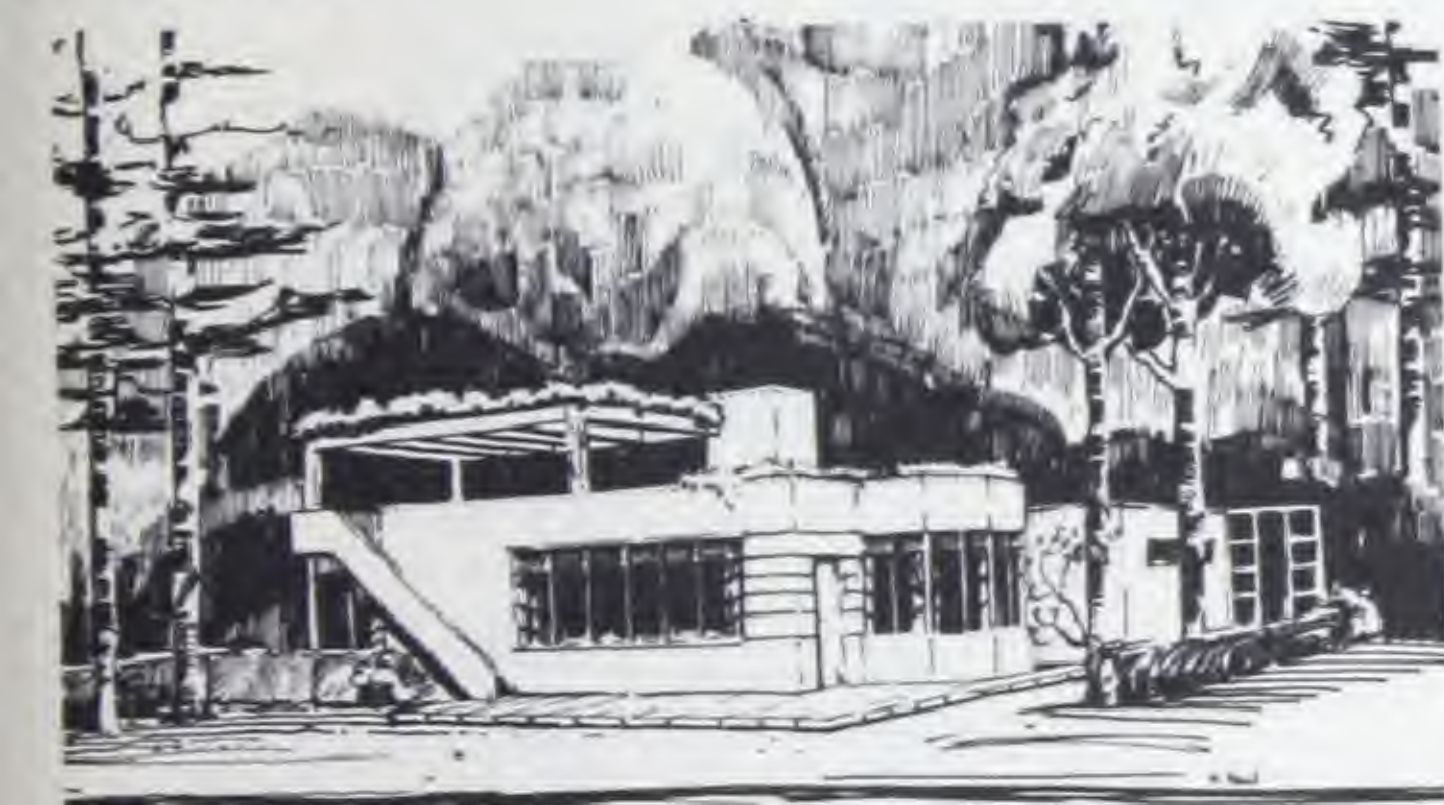


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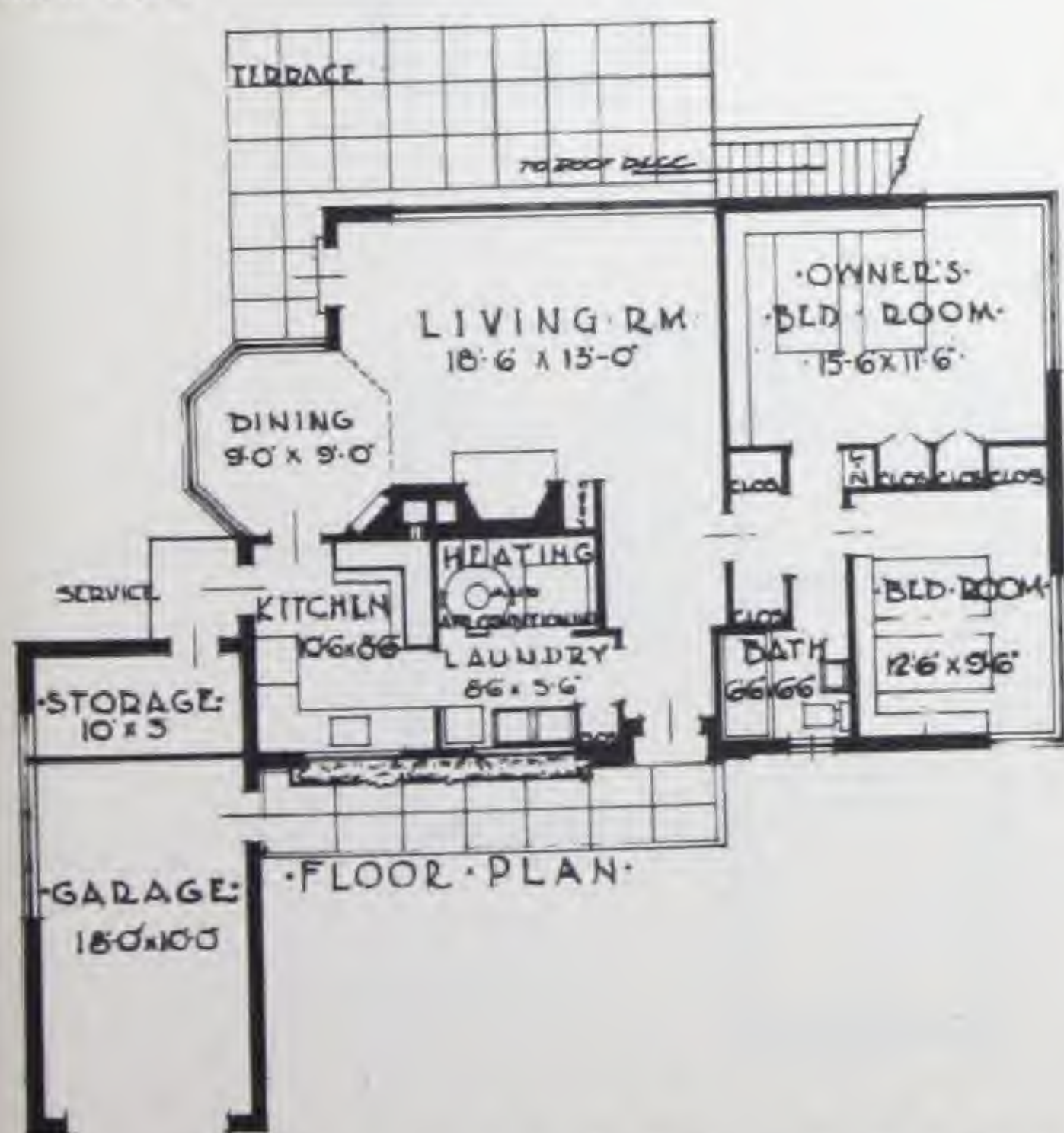




ENTRANCE VIEW



GARDEN VIEW



## MODERN House No. 5-F

5 Rooms  
1 Bathroom  
1 Car Garage  
No Basement  
Approximate Cost, \$5,200

HAVE you ever come upon a site in the mountains or by the shore so entrancing that you felt you couldn't bear to take your eyes off the view? . . . In this little house you don't have to. You look out across the whole front of the living room, through every side of the dining room, from the bedrooms and even from kitchen and laundry. And then you mount the stairs (outside ones to add to the outdoors spirit) and the whole roof is a sun deck. . . . The house is ideal for summer occupancy, but the heating unit—equipped for air-conditioning and tucked conveniently into the laundry room—makes it entirely comfortable even in the depths of winter. . . . It's extremely practical—look at the window-boxes that make the back of the house into an attractive "front"; and the bedrooms, with space-saving shelves around the walls. The big storage space in back of the garage is another feature. . . . In fact, when you put away the tennis and beach things for the summer you'll find yourself leaving room for toboggan and skis.

### CONSTRUCTION OUTLINE

FOUNDATION: Walls—concrete.  
STRUCTURE: Exterior walls—cinder concrete walls, stucco finish.  
Interior walls—plywood covered with special wall finish.  
Floor construction—concrete on cinder fill.  
ROOF CONSTRUCTION: Wood, plywood sheathing, tar and gravel.  
INSULATION: Walls and roof.  
WINDOWS: Steel casement. Copper screens.  
FLOOR COVERINGS: Linoleum.  
WOODWORK: Natural finish in living room, dining room, and painted elsewhere.  
PAINTING: Three coats.  
ELECTRICAL INSTALLATION: Wiring system—B.X. cable.  
PLUMBING: Copper piping.  
HEATING AND AIR CONDITIONING: Direct fired air conditioning unit.



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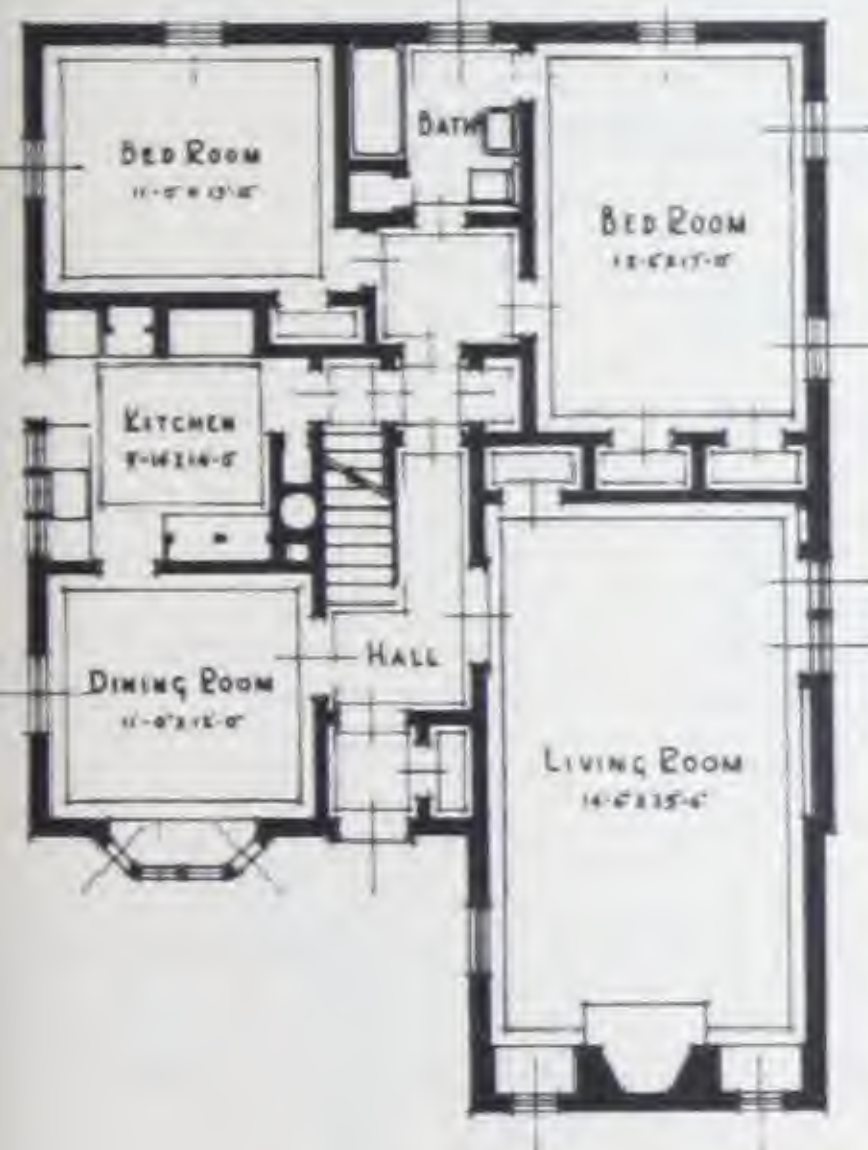
## FRENCH House No. 8-M

8 Rooms  
2 Bathrooms  
2 Car Garage  
in Basement  
Full Basement  
Approximate Cost, \$9,400

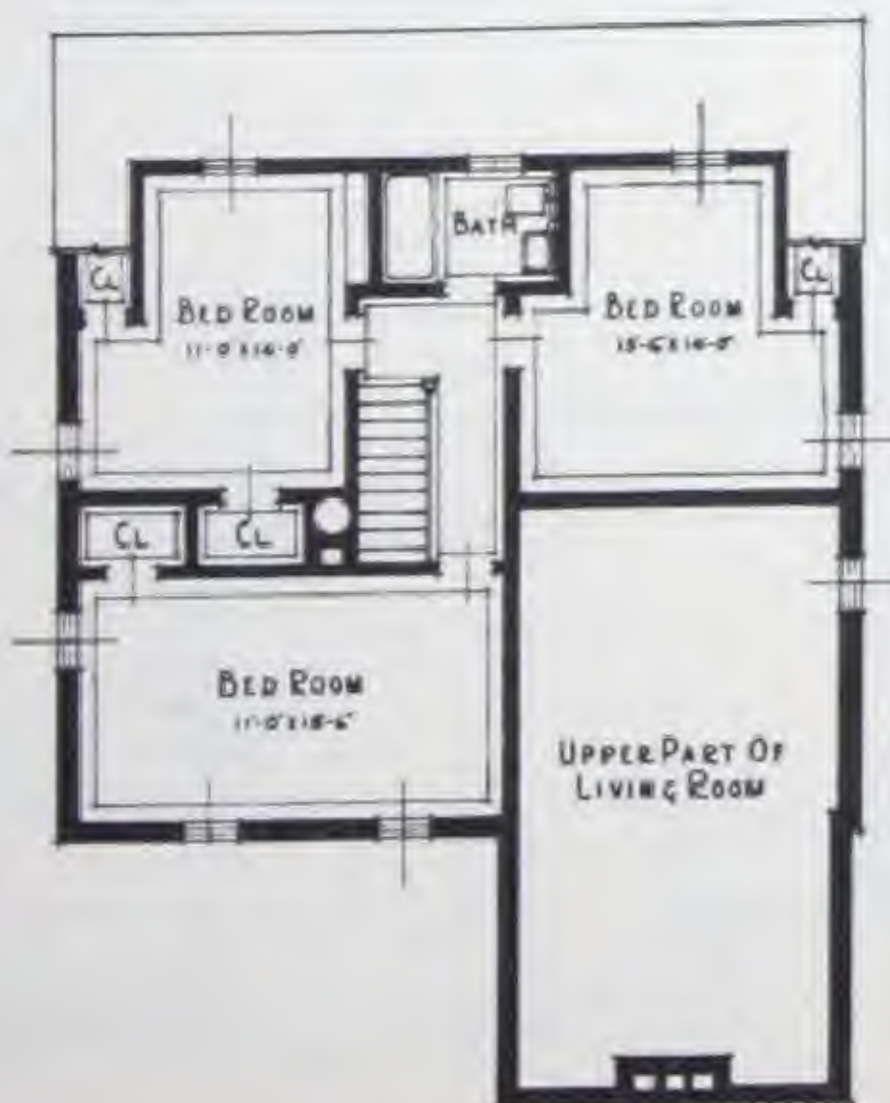
"CHATEAU" is, of course, much too impressive a word to describe this house, but it has much of the feeling of the homes you'll find in the famous French chateau country. The walled terrace across the

front makes it seem cosily entrenched against the world. The forward-projecting ell with its massive end chimney contributes to the feeling of strength, and the informal country atmosphere is heightened by the use of unpainted cinder-brick and the fairly elaborate treatment of detail and trim. . . . Many people like cinder-brick because it looks, and is, sturdier than wood, not to mention that it's inexpensive to build with and costs nothing to maintain. If you're decided on frame, however, try large natural-color shingles and white trim with stone for the living room end and the terrace wall. . . . In spite of the fact that it looks like an ancestral mansion, the house isn't beyond the dreams of the average young couple. The second floor doesn't have to be finished at first, of course; and the lot required isn't a wide one.

FIRST FLOOR



SECOND FLOOR



### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete blocks, random size.  
Interior walls—plywood, special wall finish.  
Floor construction—precast concrete joists, concrete slab sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in bathrooms and kitchen.

**WOODWORK:** Natural chestnut in living room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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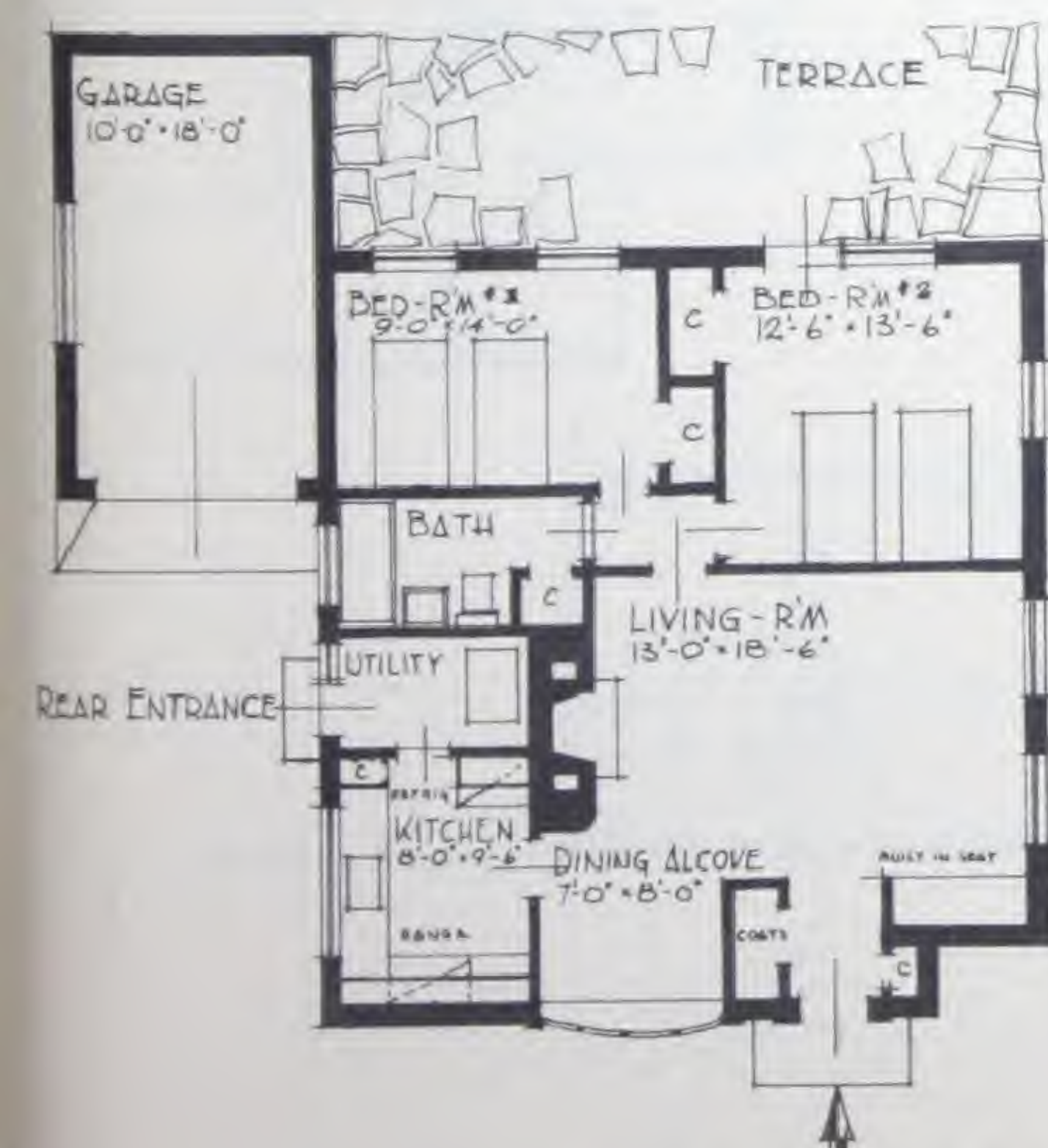
## COLONIAL House No. 4-J

4 Rooms and Dining  
Alcove  
1 Bathroom  
1 Car Garage  
No Basement  
Approximate Cost, \$4,000

SOME families are fussy about one thing, some about another; and every so often one of them will insist that one requirement of their ideal home is utter privacy at meal times. They want a dining alcove in the living room,—in fact, they insist on it,—but not even the pleasant custom of screening it at will, which many people like, will satisfy them. . . . This house is meant for such a family, for the visitor arriving at dinner time may be ushered into the living room, perhaps to the built-in corner seat where he may watch the firelight, and dally at his ease until the last crumb of dessert is finished. The window is equally strategic. If it's mother coming up the walk, you "yoo-hoo" and pour another cup of coffee. If it's somebody not so welcome, a quick switch of the curtain shuts you up immediately in the privacy of your small cottage-castle. . . . But the dining alcove is by no means the entire attraction here. They start with the unusual gable-end entrance and go right through to the terrace.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, shingle exterior.  
Interior walls—plywood and wallpaper finish.  
Floor construction—wood joists, plywood sub-floor.  
**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.  
**INSULATION:** Floor, walls, and ceiling.  
**WINDOWS:** Wood, double hung. Copper screens.  
**FLOOR COVERINGS:** Oak flooring. Linoleum in kitchen and bathroom.  
**WOODWORK:** Natural finish in living room, painted elsewhere.  
**PAINTING:** Three coats.  
**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.  
**PLUMBING:** Copper piping.  
**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.





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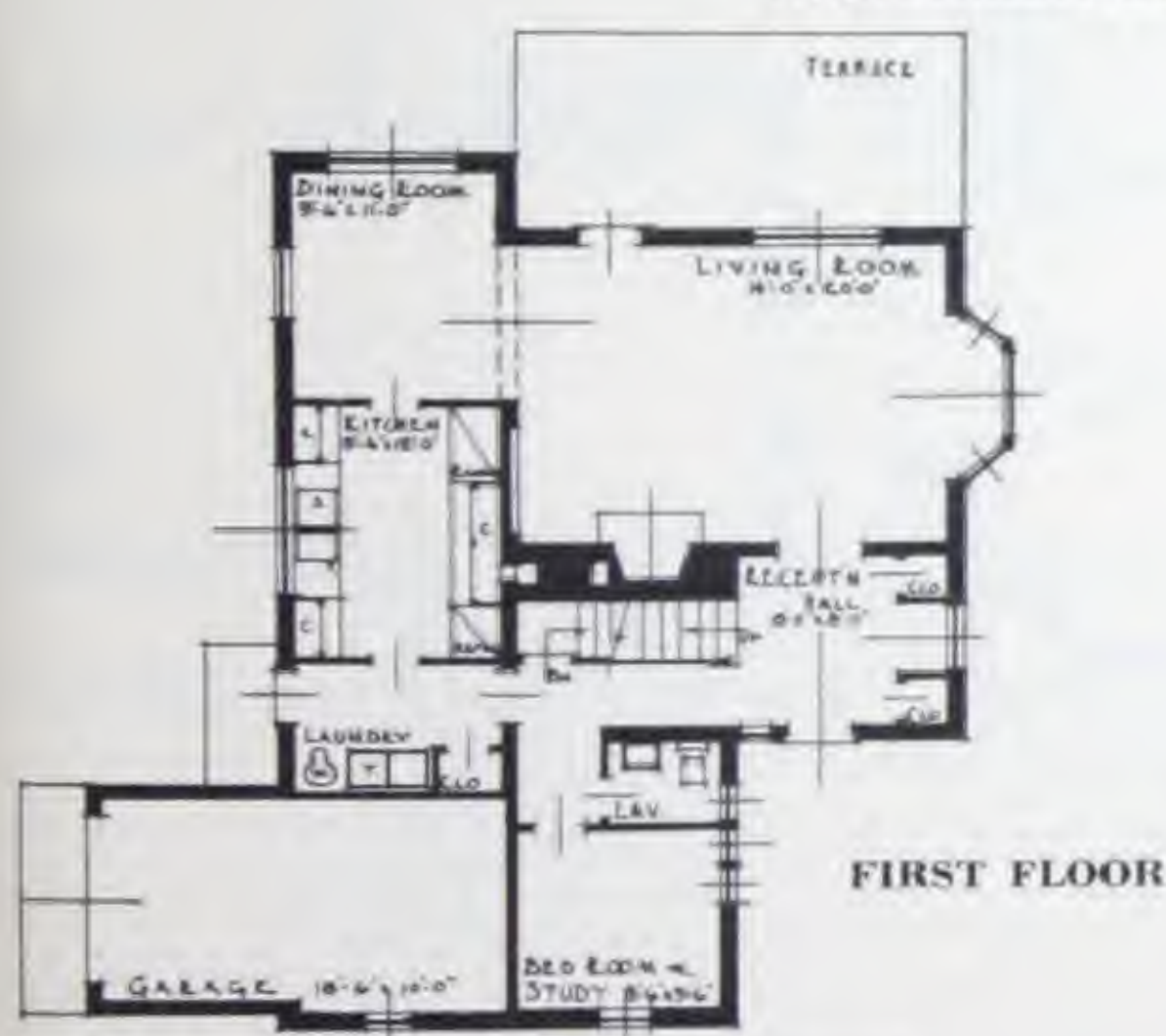
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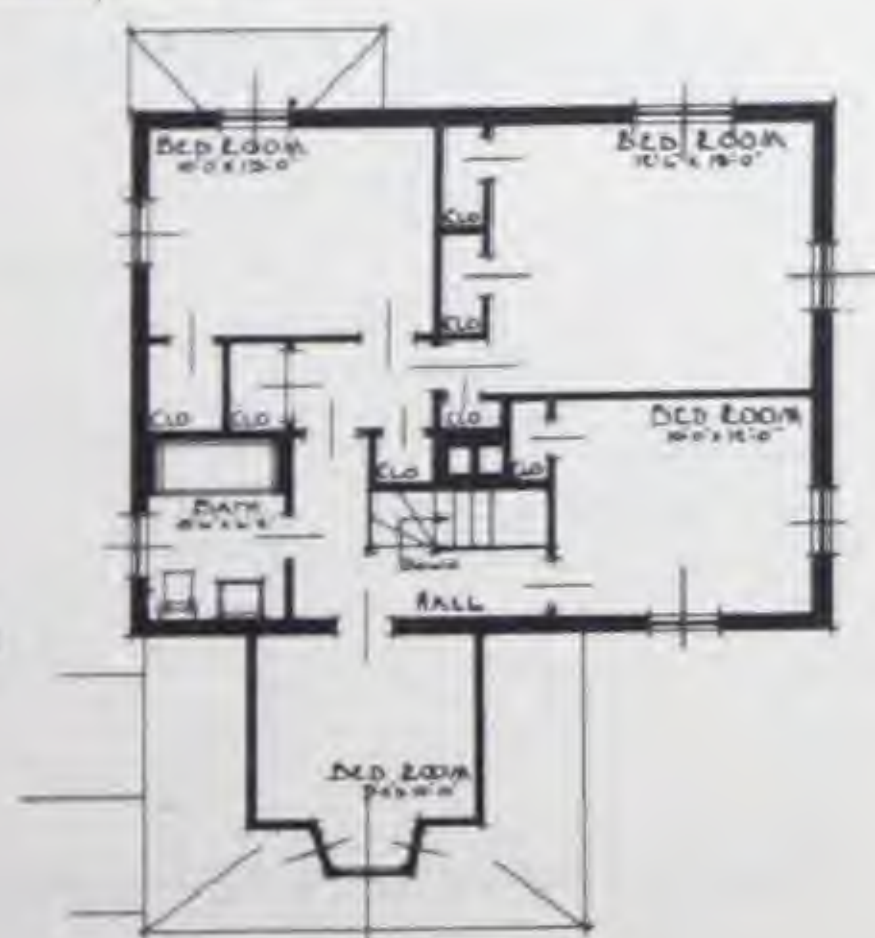


## FRENCH House No. 8-R

8 Rooms  
1 Bathroom  
and Lavatory  
1 Car Garage  
Full Basement  
Approximate Cost, \$8,300



FIRST FLOOR



STEEP roofs, tall chimney, diamond-paned windows and white-painted walls—all are reminders of the French house in the country. In addition, this plan is as functional as the most modernistic, for the ell is taken up mostly by the garage. Use a corner or inside lot and the entrance will be entirely inconspicuous, as well as saving of space. . . . Few French houses could match this plan for comfort and convenience. The laundry is on the first floor next to the kitchen; you can almost cut out a batch of cookies while the washing machine is running. . . . The living room opens on the rear garden—which you can glimpse in a straight line from the front door—and it's only a step to an outdoor dining room under the trees. . . . There are five bedrooms, two of them segregated from the rest of the house. You may not have two saxophonists or midnight radio fans in the family, but if you have, imagine their delight in those rooms. . . . The upstairs bedroom has a three-window bay. Put a youngster in there and it becomes a lighthouse, military outlook or enchanted prison-tower in turn. . . . This plan requires only a little money, but it's truly "lots of house."

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete block, random size, painted white.  
Interior walls—plywood, special wall finish.  
Floor construction—precast concrete joists, concrete slab sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceiling.

**WINDOWS:** Steel casement. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in bathroom, lavatory, and kitchen.

**WOODWORK:** Pine to paint.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

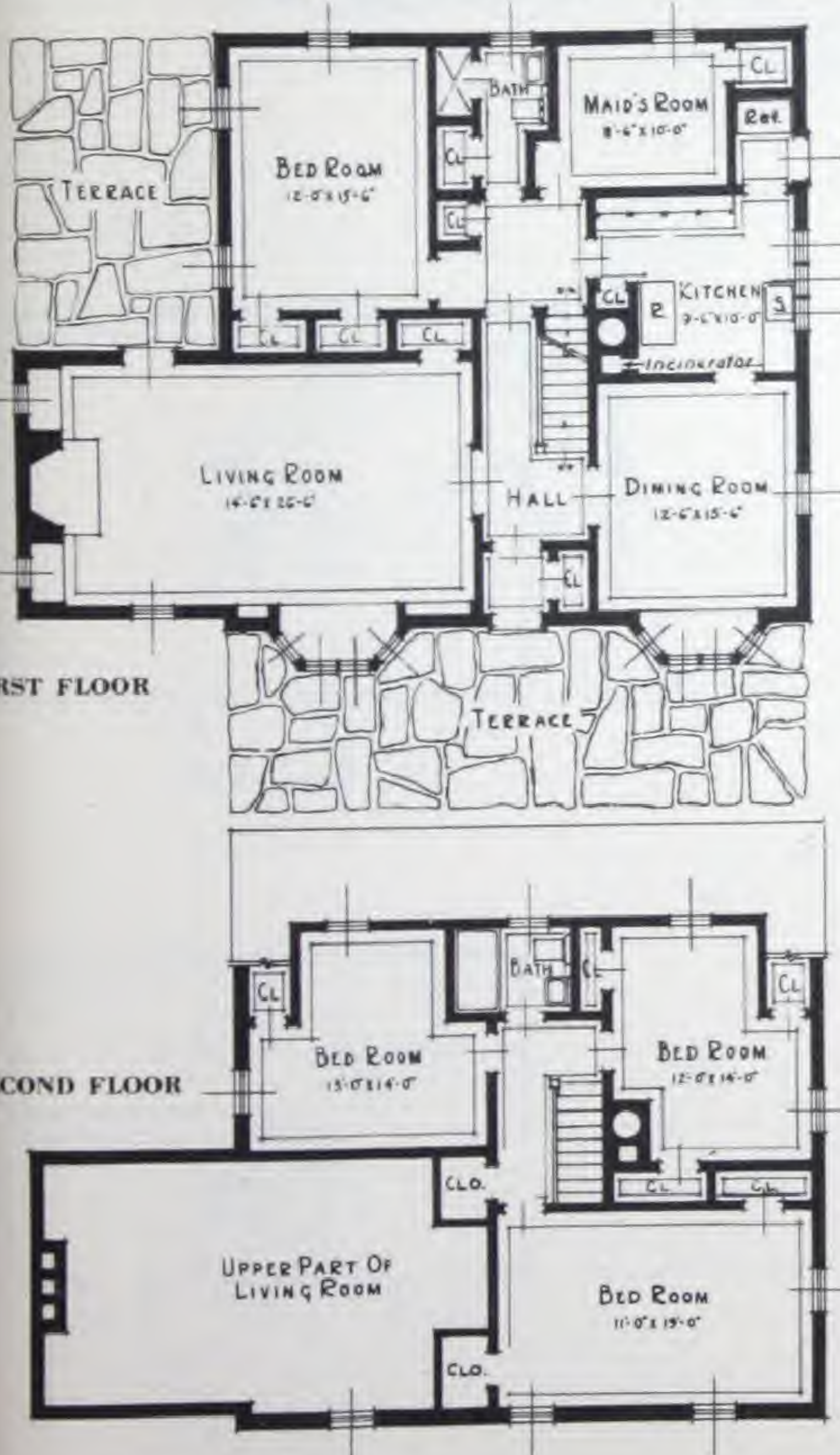


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## FRENCH House No. 8-D

8 Rooms  
2 Bathrooms  
2 Car Garage  
Full Basement  
Approximate Cost, \$9,200

HAVE you come to the point where a "small large-house" is what you want, rather than a "large small-house"? This plan is in the large house category, but it is arresting not for its size but for its distinction. It is formal and dignified and at the same time stimulating. The design of the main part is uncompromisingly symmetrical, while the ell, with its end chimney, brings it out of the usual. . . . Walls have two coats of white cement paint, which gives them a decorative texture and provides an excellent background for the handsome brick trim. . . . The living room is panelled in cypress and its open ceiling shows hand-hewn beams. . . . Choose a lot that slopes to the rear and put a two-car garage and a playroom in the basement. It will give you an outlook at the rear, too, and a low wall around the terrace will make it a delightful place for tea and for enjoying the view. . . . An active, interesting family will choose this house, and it will make them even more so.

Choose a lot that slopes to the rear and put a two-car garage and a playroom in the basement. It will give you an outlook at the rear, too, and a low wall around the terrace will make it a delightful place for tea and for enjoying the view. . . . An active, interesting family will choose this house, and it will make them even more so.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—cinder concrete blocks, random size, painted white.  
Interior walls—plywood, special wall finish.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Steel casements. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen and bathrooms.

**WOODWORK:** Cypress in living room, pine to paint elsewhere.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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## COLONIAL House No. 6-BB

6 Rooms  
1 Bathroom and  
Lavatory  
Full Basement  
1 Car Garage  
Approximate Cost, \$6,200

"TURN again, Whittington," is, you'll remember, what the bells of London said to Dick and his famous cat. This house is a true Colonial "salt-box," so-called because it is made in the same shape as the salt-boxes that once hung near the range in our grandmothers' and great-grandmothers' kitchens. It has the traditional second-story overhang, too—that was useful, they say, in Indian raids, and also recalled to the Puritans the old homes of Elizabethan England. . . . The salt-box is one of the best of the leading Colonial styles—this one is turned around, back to front. . . . The result: a compact house with the sloping front roof and dormers that mean hominess to so many of us; a sturdy vestibule, shelter against rain and storm; a well-placed off-center chimney; and finally, the full-height rear rooms on the second floor that mean comfort. . . . Colonial architects did novel things to their houses; that's why they're still good today. The treatment of this one is no less audacious, and that's why it is so unmistakably successful.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood, plywood sheathing, shingles.  
Interior walls—plywood, special wall finish.  
Floor construction—wood floor joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floor. Linoleum in bathroom, lavatory and kitchen.

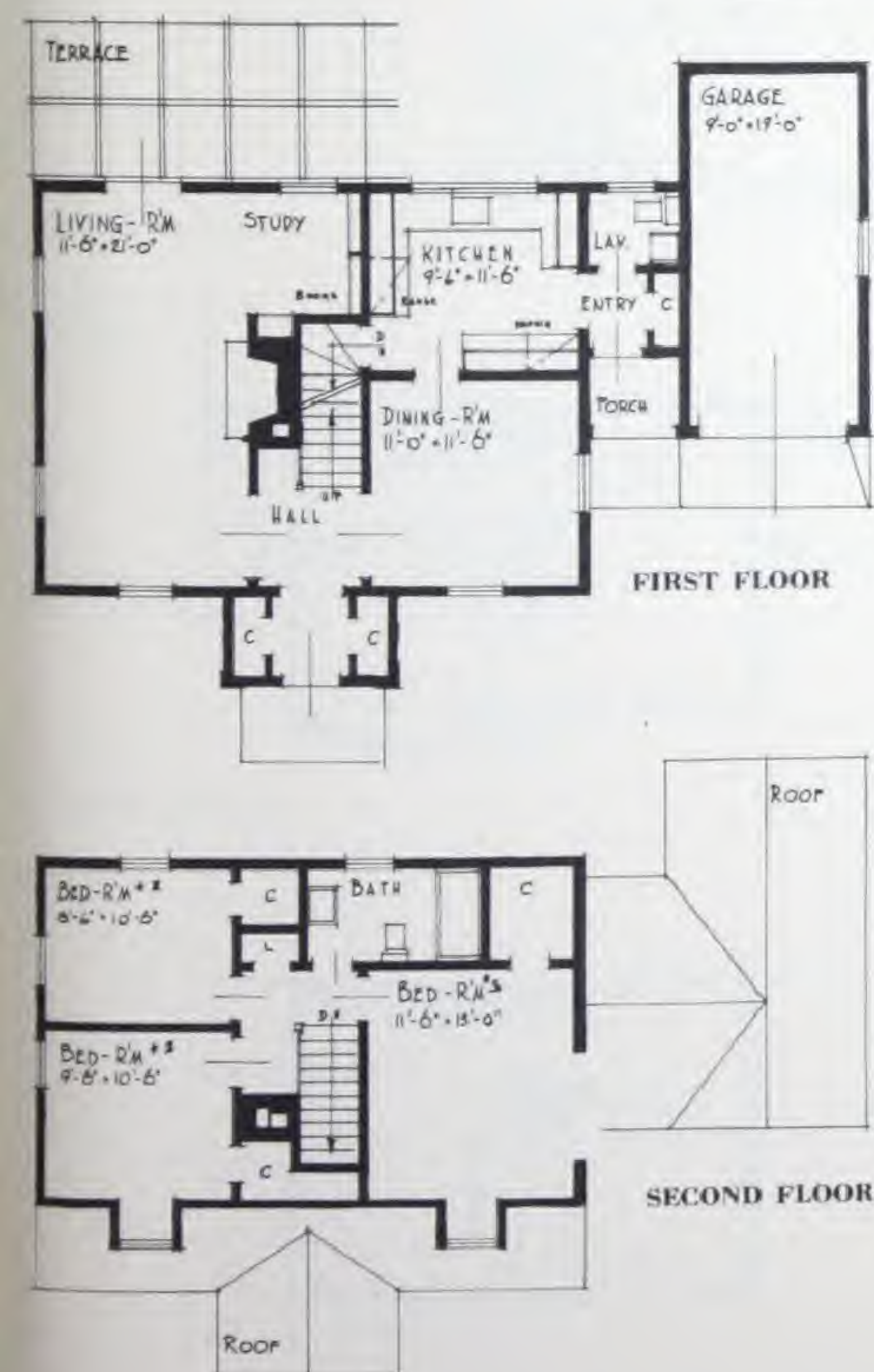
**WOODWORK:** Pine to paint, natural finish in living room.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.





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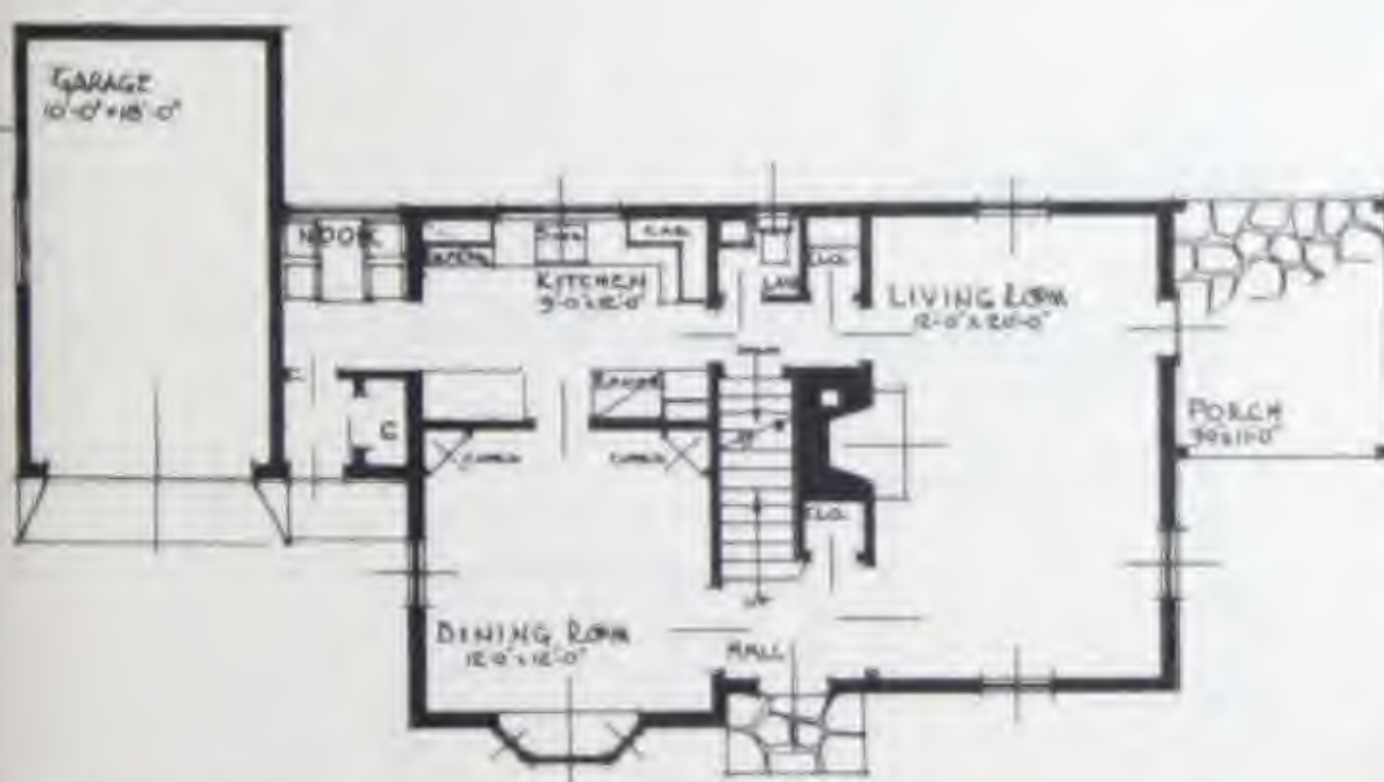




## COLONIAL House No. 6-V

6 Rooms  
1 Bathroom and  
Lavatory  
Full Basement  
Approximate Cost, \$6,900

### FIRST FLOOR



### SECOND FLOOR



**D**ISTINCTIVE because of its half-overhang, diamond-paned bay and attractive octagonal window, this house is just as naturally satisfactory as breathing. . . . The exterior has a Colonial flavor—notice the pleasantly definite slope to the traditional hip roof and the strong accent of the chimney. . . . The interior is equally in keeping. Do you recognize the Colonial stairway, straight up from the front door and between walls? The living room will be a charming background for Colonial pieces, and what could be nicer for your Sandwich glass and heirloom china than the dining room cupboards? The bay will take other treasure-displays, perhaps framed in ivy, that you can arrange and rearrange to your heart's content. . . . Would you like a breakfast nook that is mostly window? It's here, and so is the entry right beside the garage door. Its closet will take those shelves of emergency supplies that make any hostess face the world with a smile. . . . And—final argument—imagine yourself ensconced in the dressing alcove off the master bedroom. You're seated at a sunlit dressing table, and within arm's reach are two closets.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, clapboards.  
Interior walls—lath and plaster.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceiling.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in bathroom, lavatory and kitchen.

**WOODWORK:** Pine to paint.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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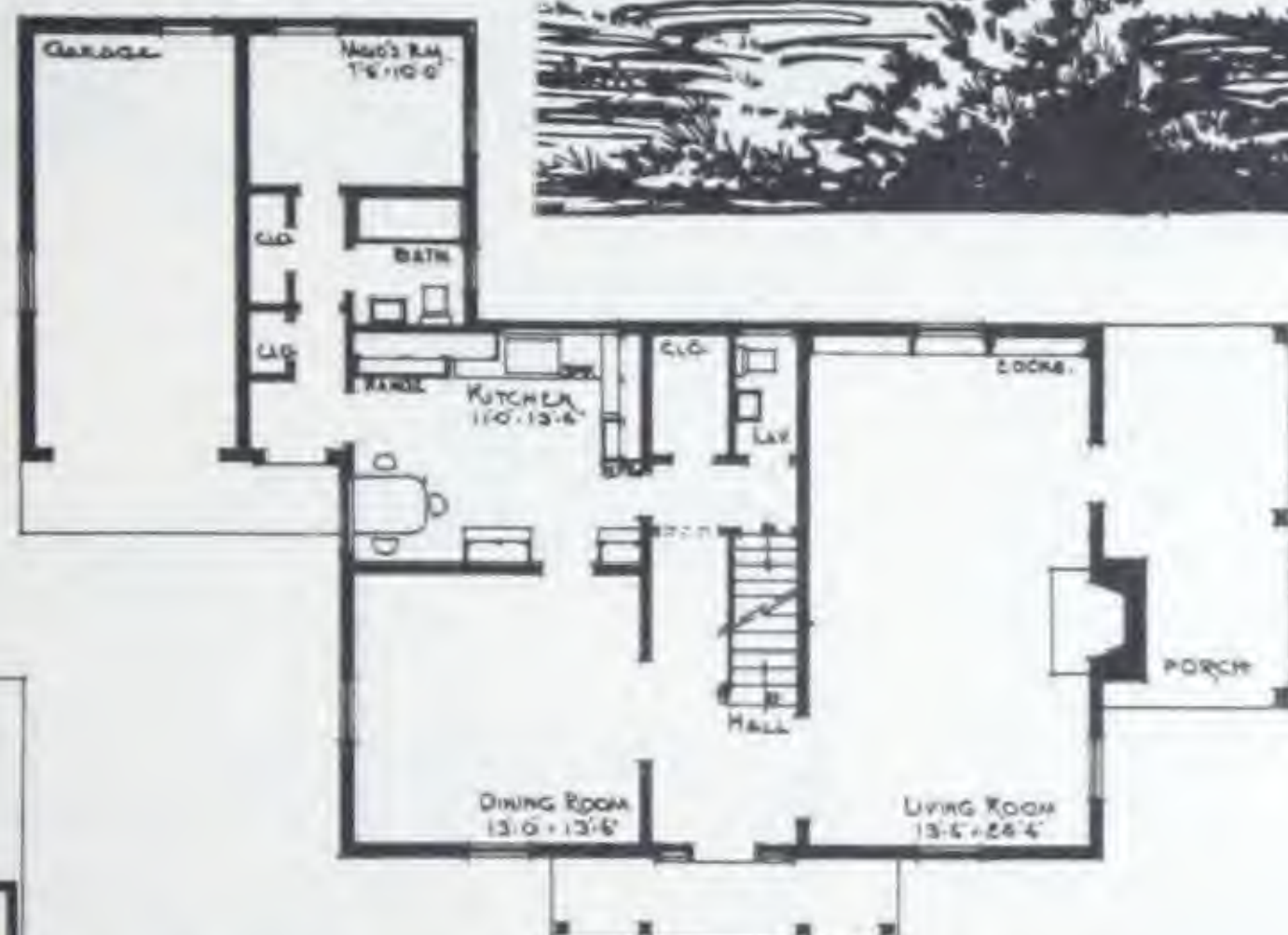


## GEORGIAN House No. 7-UU

7 Rooms  
3 Bathrooms and  
Lavatory  
1 Car Garage  
Playroom in Basement  
Approximate Cost, \$9,500



FIRST FLOOR



SECOND FLOOR



### CONSTRUCTION OUTLINE

**FOUNDATION:** Walls—concrete.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, brick veneer.  
Interior walls—plaster on rock lath.  
Floor construction—wood joists, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and second floor ceilings.

**WINDOWS:** Wood, double hung. Copper screens.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen, bathrooms and lavatory.

**WOODWORK:** Pine to paint.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.

A CERTAIN spirit, hard to define but recognized immediately, makes a house a home. This house will be homelike even when you're still tiptoeing around peering excitedly at bare rafters and unfinished walls. . . . Imagine it at Christmas bedecked with wreaths and fairly bursting with family parties. In July, with the children at camp, it will open its doors to visiting relatives from far and near. . . . It's meant for weddings, for a sixteen-year-old's first dance, for Hallowe'en frolics and for taffy pulls in the basement playroom. . . . In winter, skis will be stacked in the back entry closet, and on warm spring evenings the young folks will gather with guitars and ukes on the porch steps. . . . The suite in the ell is worthy of your most invaluable treasure of a maid, and if the treasure comes in by the day, think how grandmother would enjoy a small apartment of her own. . . . Perhaps the children's fondest memory of all will center around the fireplace in mother's room. No one, no matter how sleepy, will be able to resist that gentle early-morning tap on the door, and the modest murmur, "Can I come in? Want me to light your fire?"



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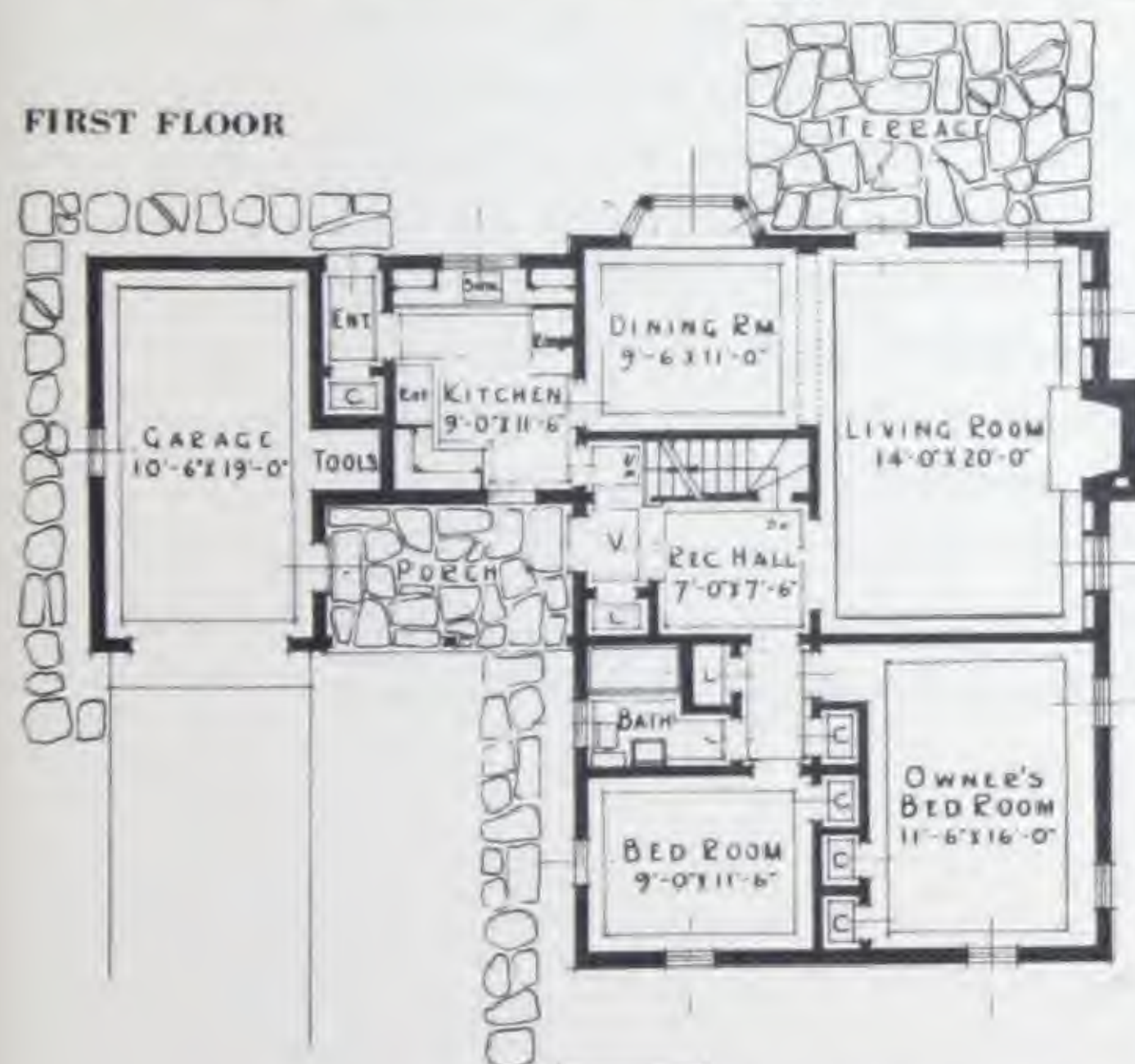


## COLONIAL House No. 7-TT

7 Rooms  
2 Bathrooms  
1 Car Garage  
Porch  
Full Basement  
Approximate Cost, \$8,000



FIRST FLOOR



SECOND FLOOR



SOME houses are "architects' houses," just as some novels are "novelists' novels." When you choose this small house, all your friends will approve, but those who will regard it with almost a touch of reverence will be the architects. . . . Its triumphs begin with the garage, which is brought cordially within the compass of the house, which, in turn, reciprocates by doing its full share to make the whole structure so satisfyingly ample and commodious-looking. . . . The tiny entrance porch is a masterpiece of welcome and shelter—it provides cover from garage to front door, too—but it doesn't waste an inch of space. . . . There's the central arrangement around the hall, the accessibility of kitchen to front door, the rear terrace, the bath doubling as "powder room"—all the small essentials that make a house so convenient, though you can't tell why. . . . Your laymen friends will think this house is "swell"; ask the architects about it and they'll whip out pencil and paper and take you on a sketch tour that will make you really understand its merits.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Concrete walls.  
Cellar floor—concrete on cinder fill.

**STRUCTURE:** Exterior walls—wood frame, plywood sheathing, shingles.  
Interior walls—natural pine, plaster.  
Floor construction—wood joist, plywood sub-floor.

**ROOF CONSTRUCTION:** Wood rafters, plywood sheathing, asphalt shingles.

**INSULATION:** Walls and roof.

**WINDOWS:** Wood, double hung. Copper screening.

**FLOOR COVERINGS:** Oak floors. Linoleum in kitchen and bathrooms.

**WOODWORK:** Pine to paint, natural in living room.

**PAINTING:** Three coats.

**ELECTRICAL INSTALLATION:** Wiring system—B.X. cable.

**PLUMBING:** Copper piping.

**HEATING AND AIR CONDITIONING:** Direct fired air conditioning unit.



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## *Planning Data*

### FOR LIVING ACTIVITIES

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ON THE following pages are presented the results of a survey as they refer to design details of specific parts of the small one-family house. These results refer to spaces which are normally provided to meet the most generally important occupancy requirements. In terms of living activities, these are: (1) General Living Activities; (2) Dining Activities; (3) Culinary Activities; (4) Requirements for Relaxation; (5) Storage Requirements; and (6) Recreational Activities.

In some cases, it was difficult to formulate in a simple and brief report what appeared to be common design practice, even within the same locality. Little attempt has been made to interpret results in the following pages. Wherever possible, dimensions and other design data have been averaged and common practice indicated as a generality, modified by exceptions where these seemed to have an important bearing on the accurate reporting of results.

Planning data in the form of diagrams and dimensional information were developed as practical graphs to serve as a basis for the design of living areas. They deal largely with allocation of horizontal space, indicating, primarily, floor area requirements for various conditions of use.

In all cases, dimensions on diagrams reflect averages only. They indicate area requirements for comfortable use of furniture; and they are subject to adjustment up or down a dimensional scale according to the types and sizes of furniture units involved in any specific instance.

#### ACKNOWLEDGMENT

*Thanks are due to the editors of ARCHITECTURAL RECORD for their permission to reproduce material shown on the following pages from their periodical*



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# GENERAL LIVING ACTIVITIES... Sizes, Clearances, Arrangements

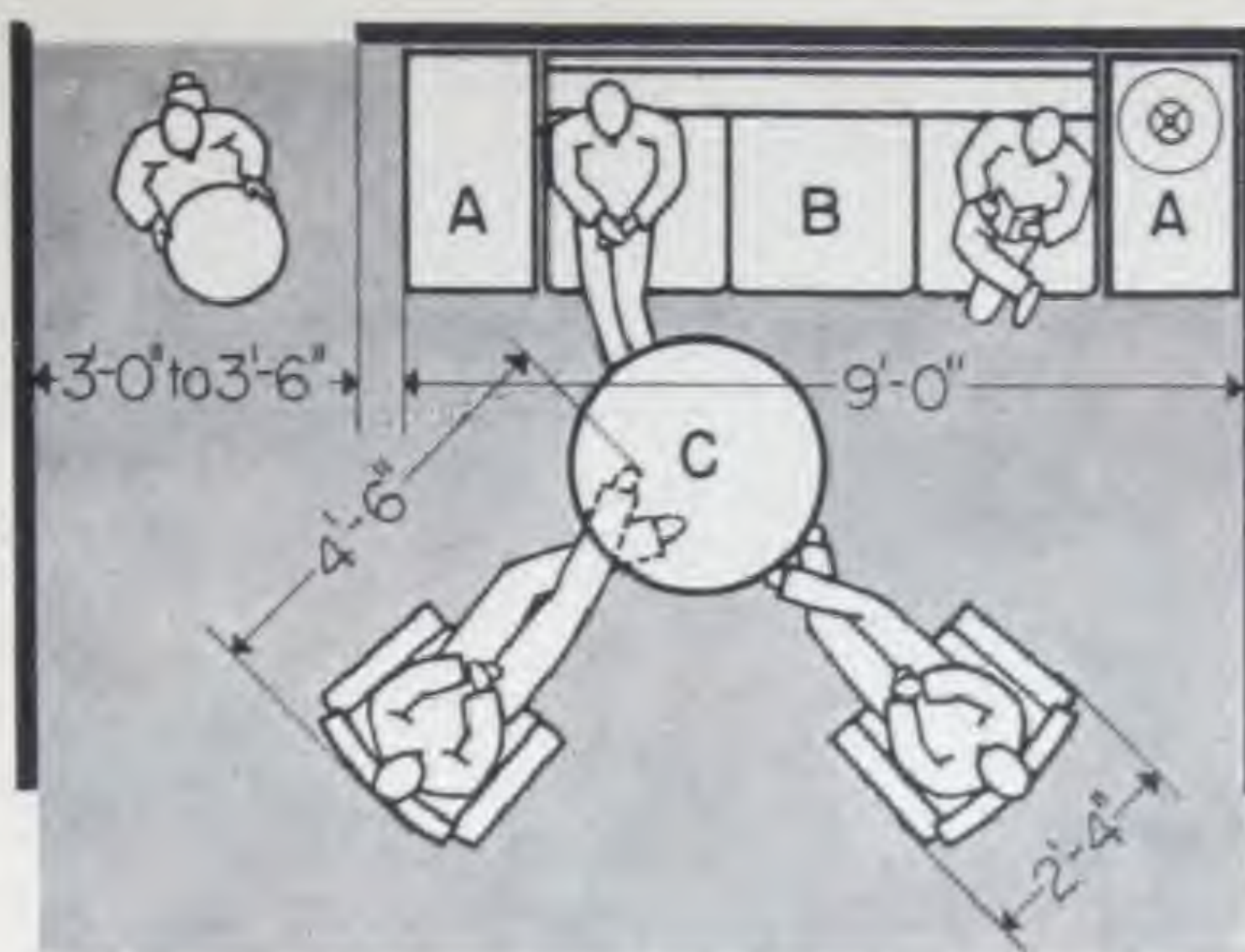
SPACE in the small house for general living activities must often serve a wide variety of functions. Thus, furniture can add greatly to the usefulness of living area if it is adaptable in type and size to a number of different purposes.

Accompanying data give a working basis for providing sufficient space for general living activities. Dimensional information includes only a few of many available sizes and types of furniture. Dimensions of groups refer to clearances necessary for comfortable and convenient use.

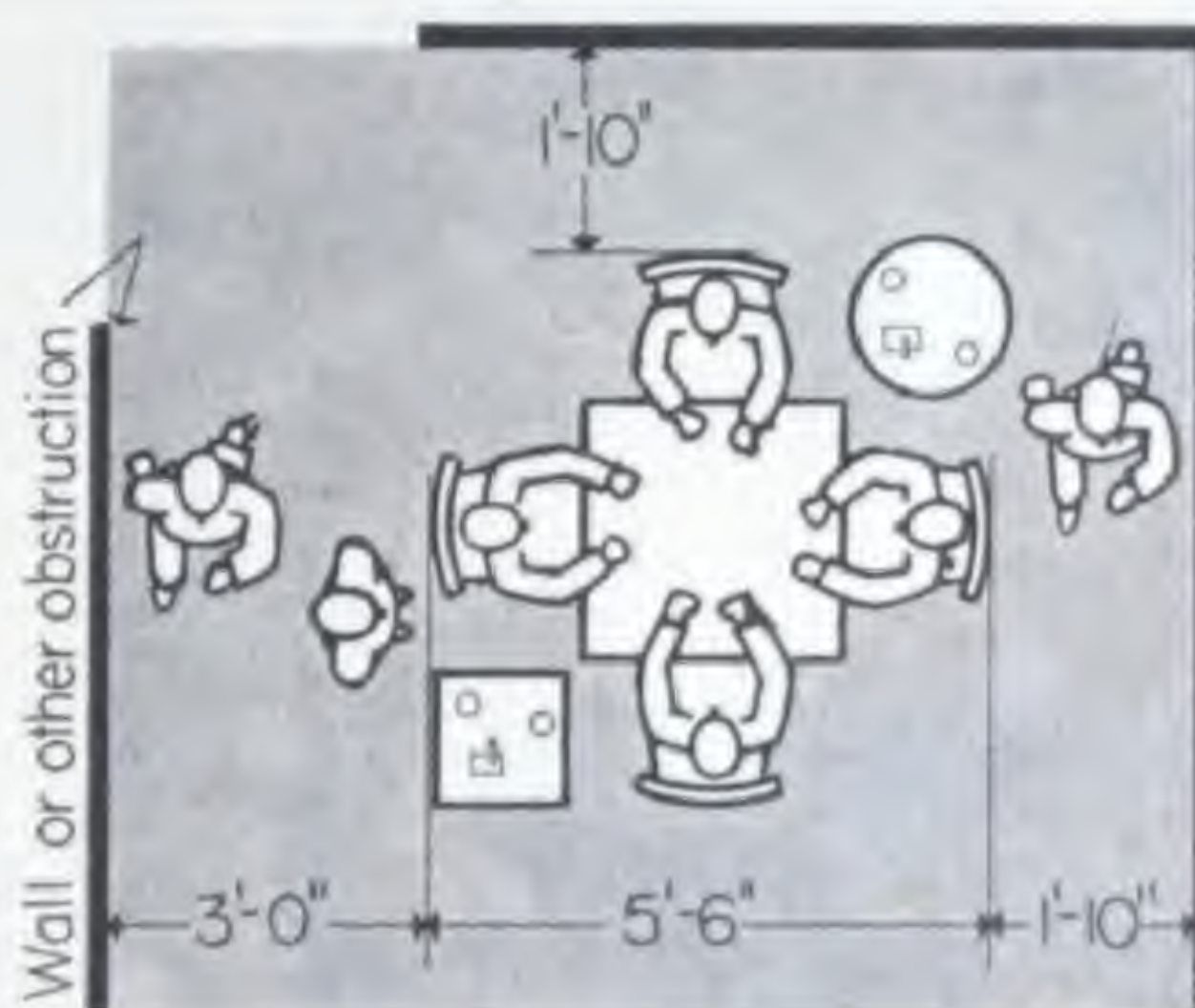
Necessary planning considerations include: provision of adequate floor and wall space for furniture groupings; segregation of trafficways from centers of activities; ease of access; and a maximum of flexibility.

Doors in constant use should be placed so that traffic between them will not interfere with furniture groups.

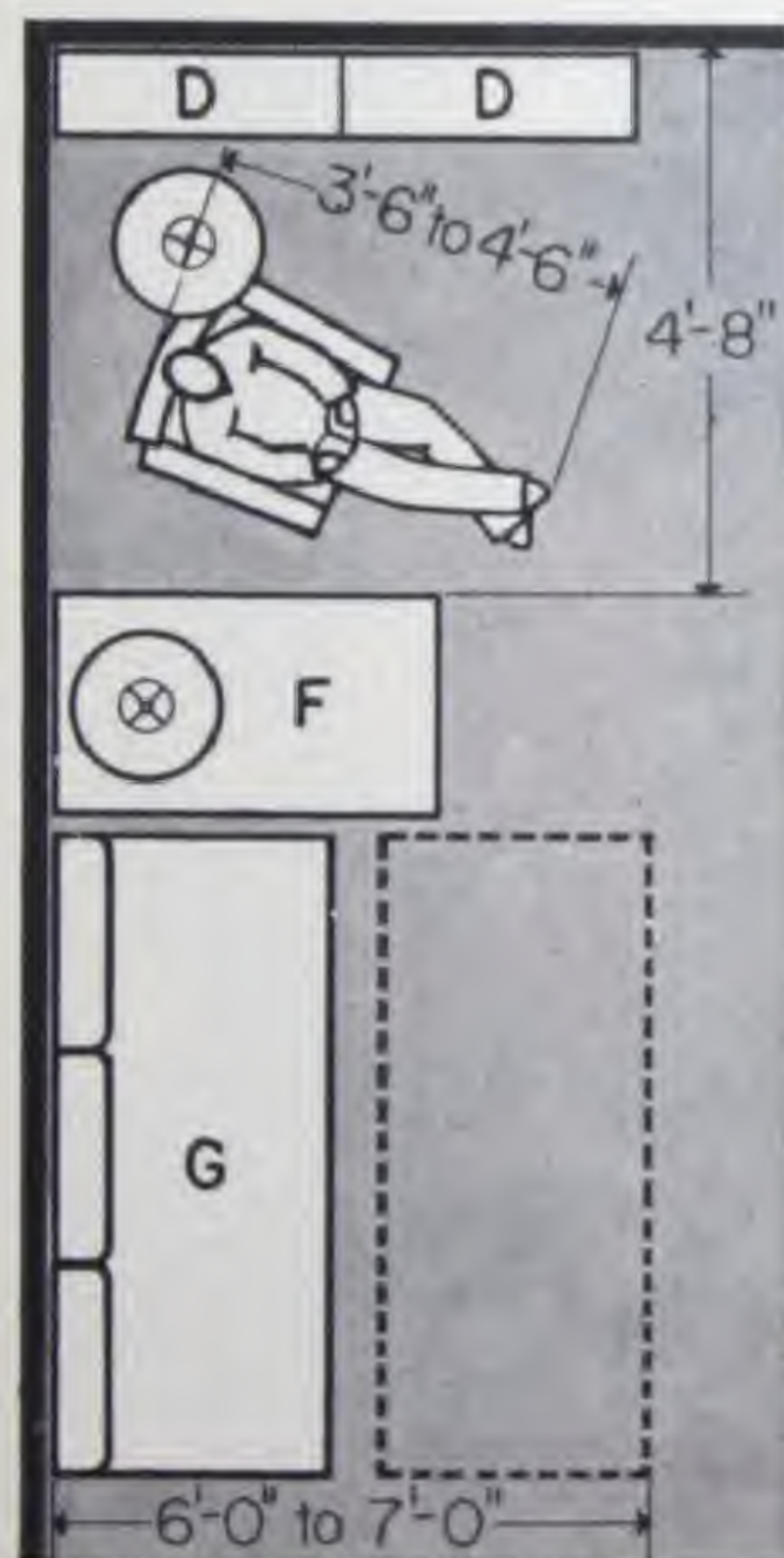
Flexibility implies the varying uses to which space may be put. The lounging group at the right, for instance, requires approximately the same floor space as the card-playing group; the sofa, below, may be a convertible bed. Thus, functions of other areas—such as recreation, sleeping, dining and even storage—may be applicable equally to living rooms.



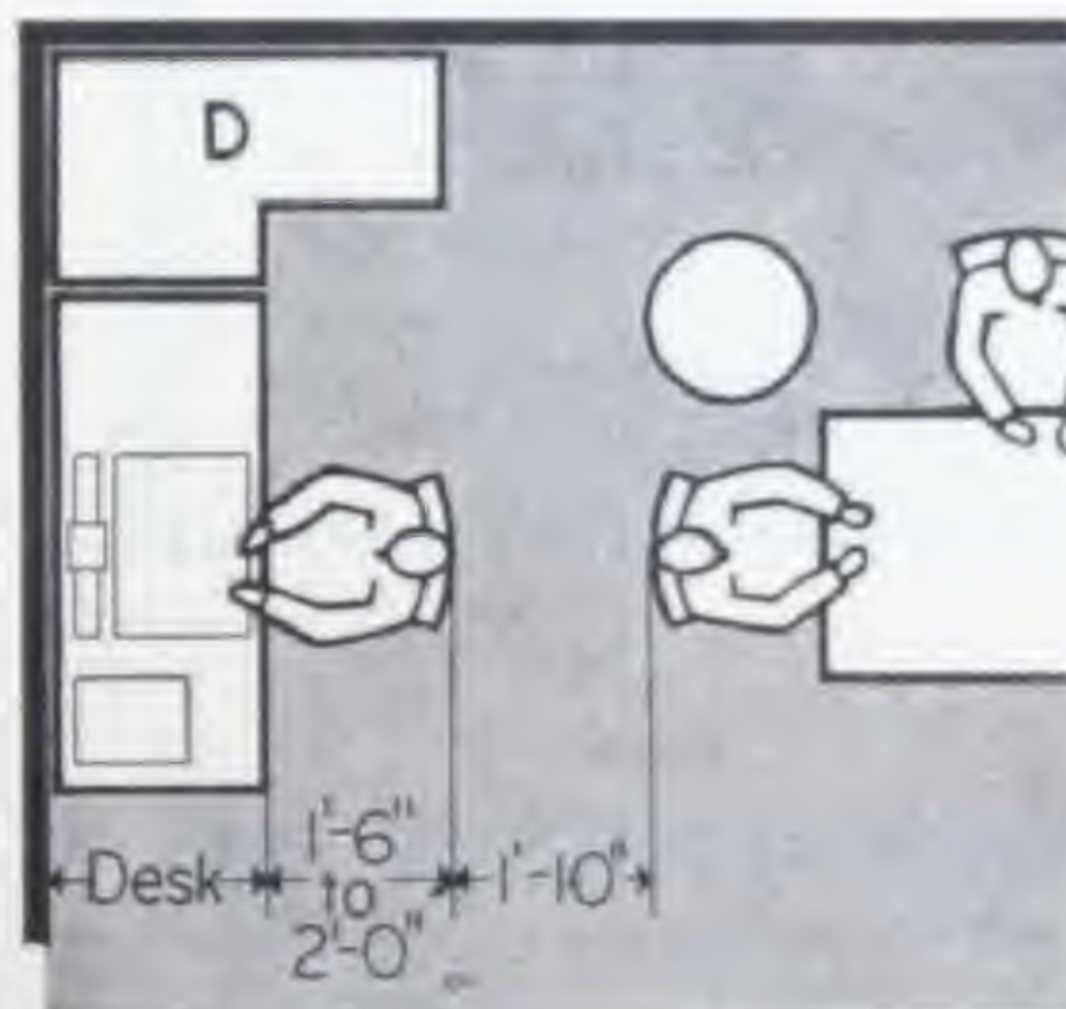
**Sofa Sizes (B):**  
2'-8" to 3'-6" deep  
6'-0" to 7'-2" long  
**Love Seats:**  
2'-0" to 2'-10" deep  
3'-6" to 4'-6" long  
**End Tables (A):**  
10" to 1'-2" wide  
1'-6" to 3'-0" long  
**Occasional Tables (C):**  
2'-0" to 2'-4" square, round, oval, draw-top, etc.



**Card Tables:**  
2'-6" to 3'-0" square; folding type 1 1/2" thick folded (average)  
**Side Chairs:**  
1'-6" to 2'-0" wide  
1'-6" to 1'-10" deep  
(For folding chairs see "Recreation")



Double Bed Studio Couch



**Desks, Sloping Top:**  
3'-0" to 3'-8" wide  
1'-6" to 2'-0" deep  
**Writing Desks:**  
2'-8" to 3'-6" wide  
1'-6" to 2'-6" deep  
**Secretaries:**  
3'-0" to 5'-0" wide  
1'-6" to 2'-8" deep

**Convertible Sofa-Beds (G):** 2'-9" to 3'-3" deep, 6'-2" to 6'-8" long  
**Living Room Tables (F):** 1'-8" to 3'-0" wide, 3'-6" to 10'-0" long  
**Easy Chairs:** Wing, 2'-4" to 2'-10" square; Club, 2'-4" to 3'-3", 3'-9" square  
**Book Cases (D):** 2'-6" to 3'-0" wide, 10" to 12" deep

Sizes of furniture listed on this page are those most commonly in use. Portable units are available in a wide variety of stock sizes. One type is designed so that pieces may be combined in sets to save space and provide utility comparable to completely fitted, built-in units.



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# DINING ACTIVITIES... Sizes, Clearances, Arrangements

DINING AREAS must accommodate furniture—either portable or built-in—for eating, sitting, serving and possible storage. Equipment for these dining functions may also be adapted to meet other possible requirements for this space—as studying, game-playing, etc.

Table space requirements per person are as follows: for crowded seating, 1'-10" on the table's perimeter; for comfort, 2'-0". Adequate clearances for use are indicated on diagrams.

## Furniture Sizes:

### Portable Tables, round (A):

2'-7" to 5'-10" diam.

### Portable Tables, rectangular (C):

2'-6" to 4'-0" by 3'-6" to 8'-0";  
or 2'-0" to 4'-0" square

### Dining Chairs, portable:

1'-6" to 2'-0" by 1'-6" to 1'-10"

### Serving Table (B):

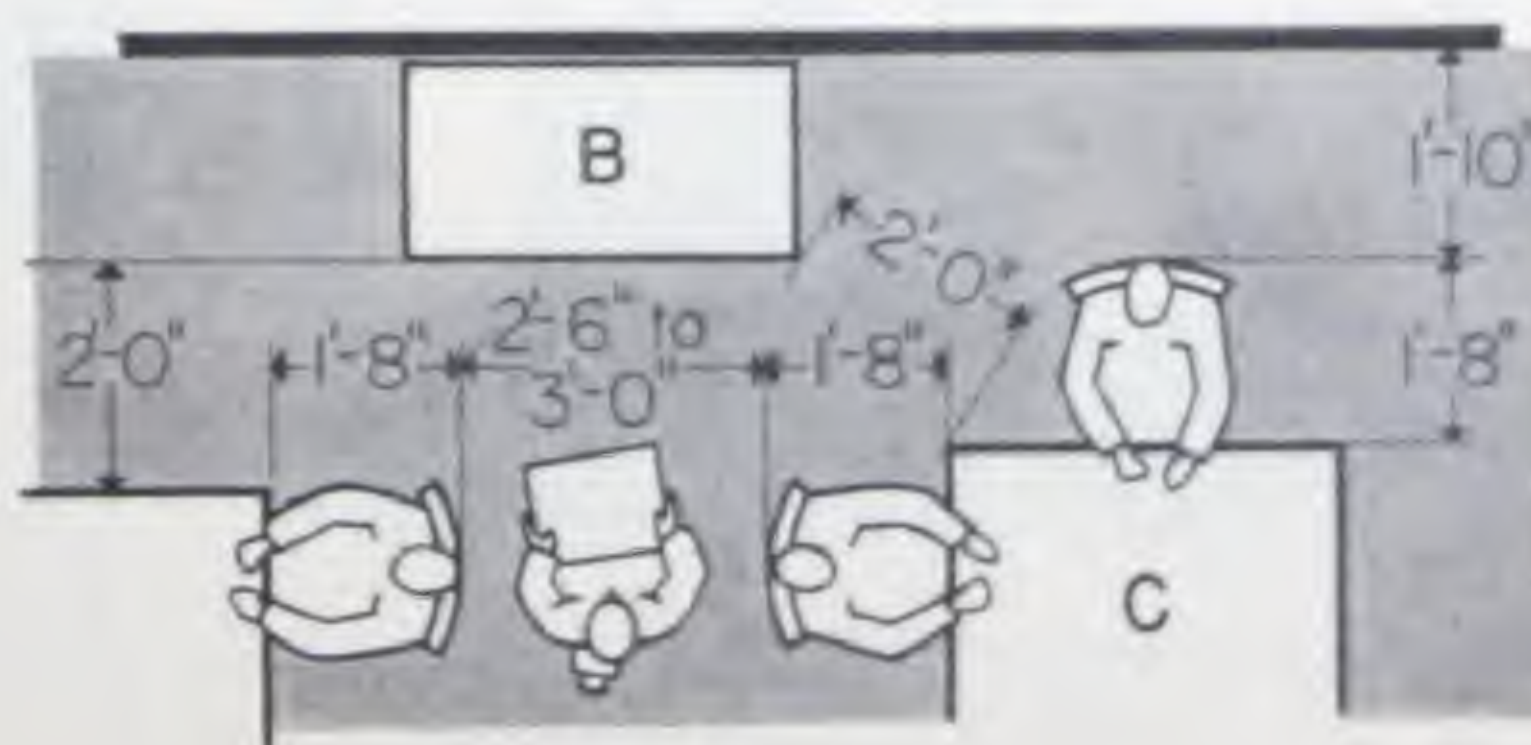
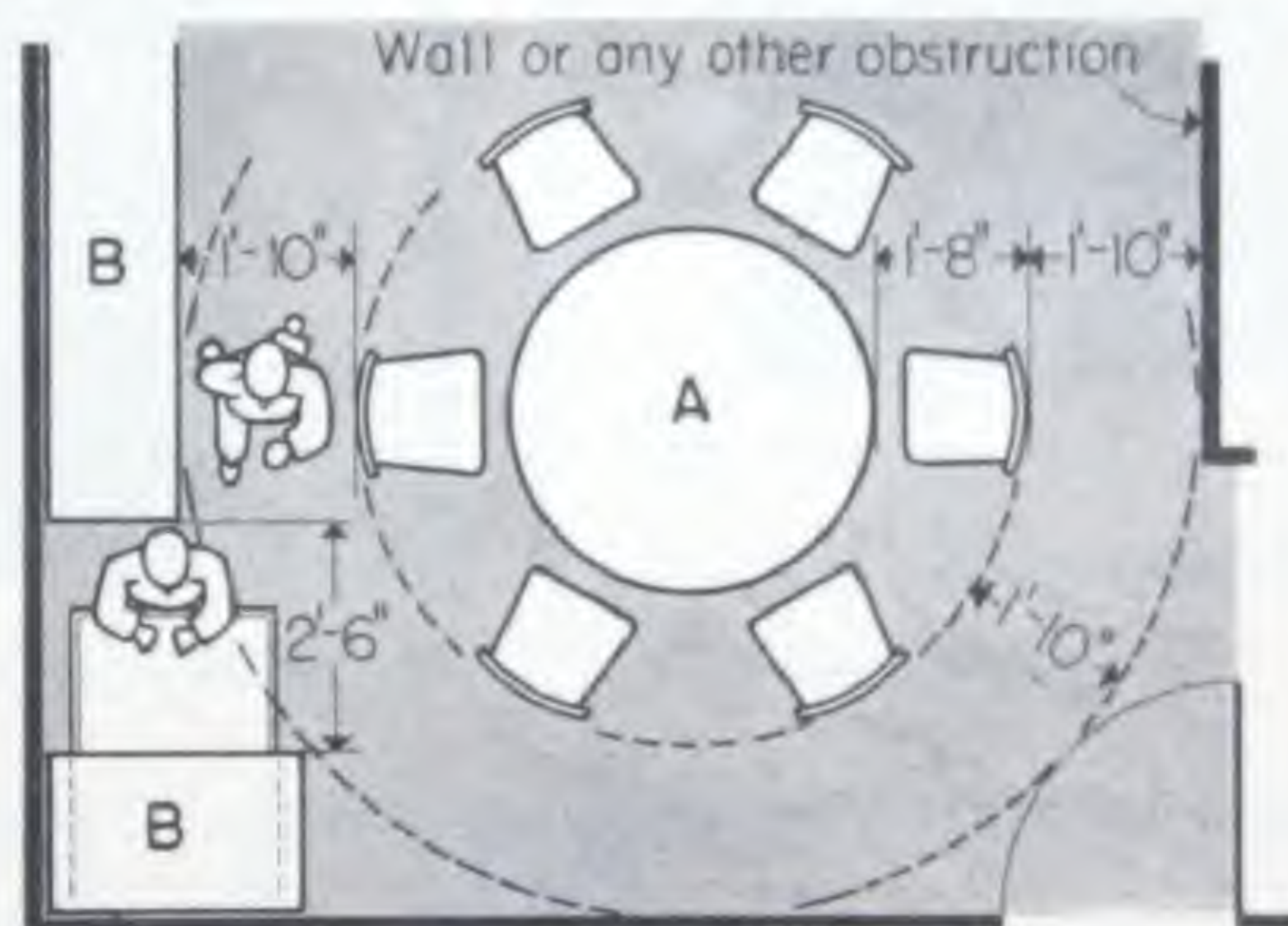
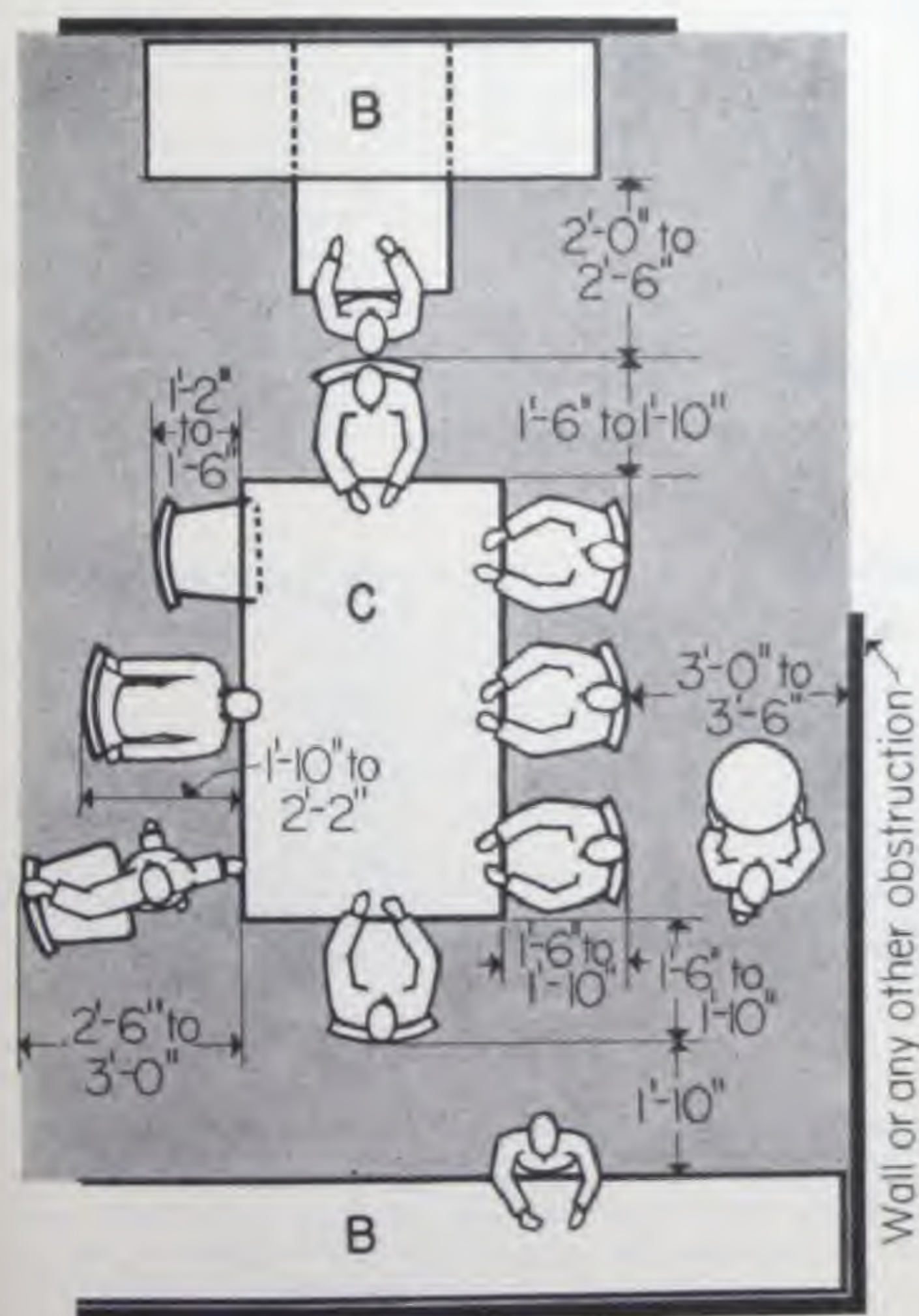
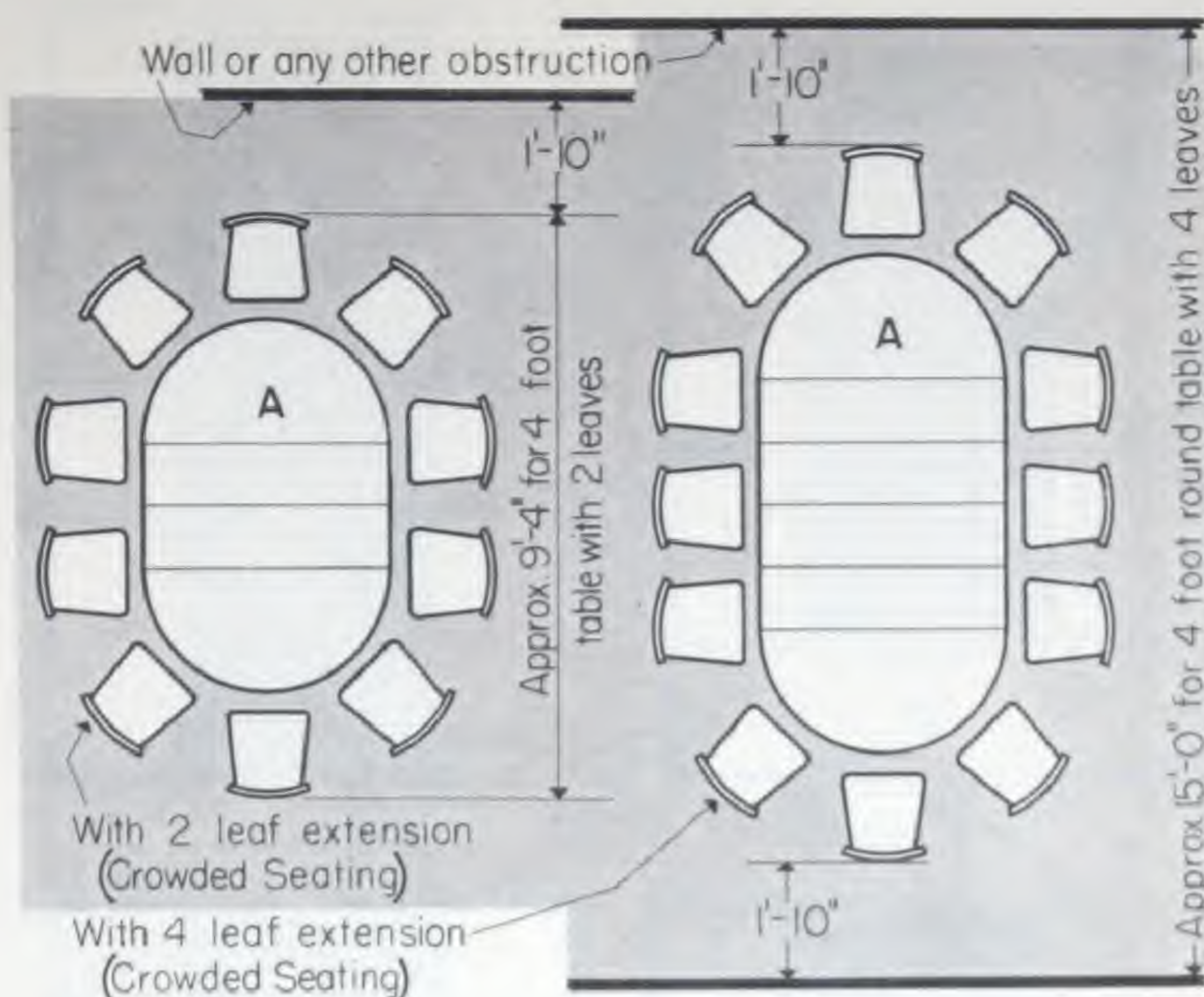
2'-6" to 3'-6" by 1'-2" to 1'-9"

### Sideboard or Buffet (B):

4'-0" to 6'-6" by 1'-5" to 2'-1"

### China Cabinet (B):

2'-8" to 3'-8" by 1'-2" to 1'-9"





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# KITCHEN ACTIVITIES... Sizes, Clearances, Arrangements

STUDIES OF time, sequence and space requirements in kitchens, made by various equipment manufacturers, domestic science agencies and others, indicate that kitchen areas can be comparatively small if properly arranged. Three work centers are involved: (1) Storage and Preparation; (2) Preparation and Cleaning; (3) Cooking and Serving. Ideally, tableware storage is included in other rooms.

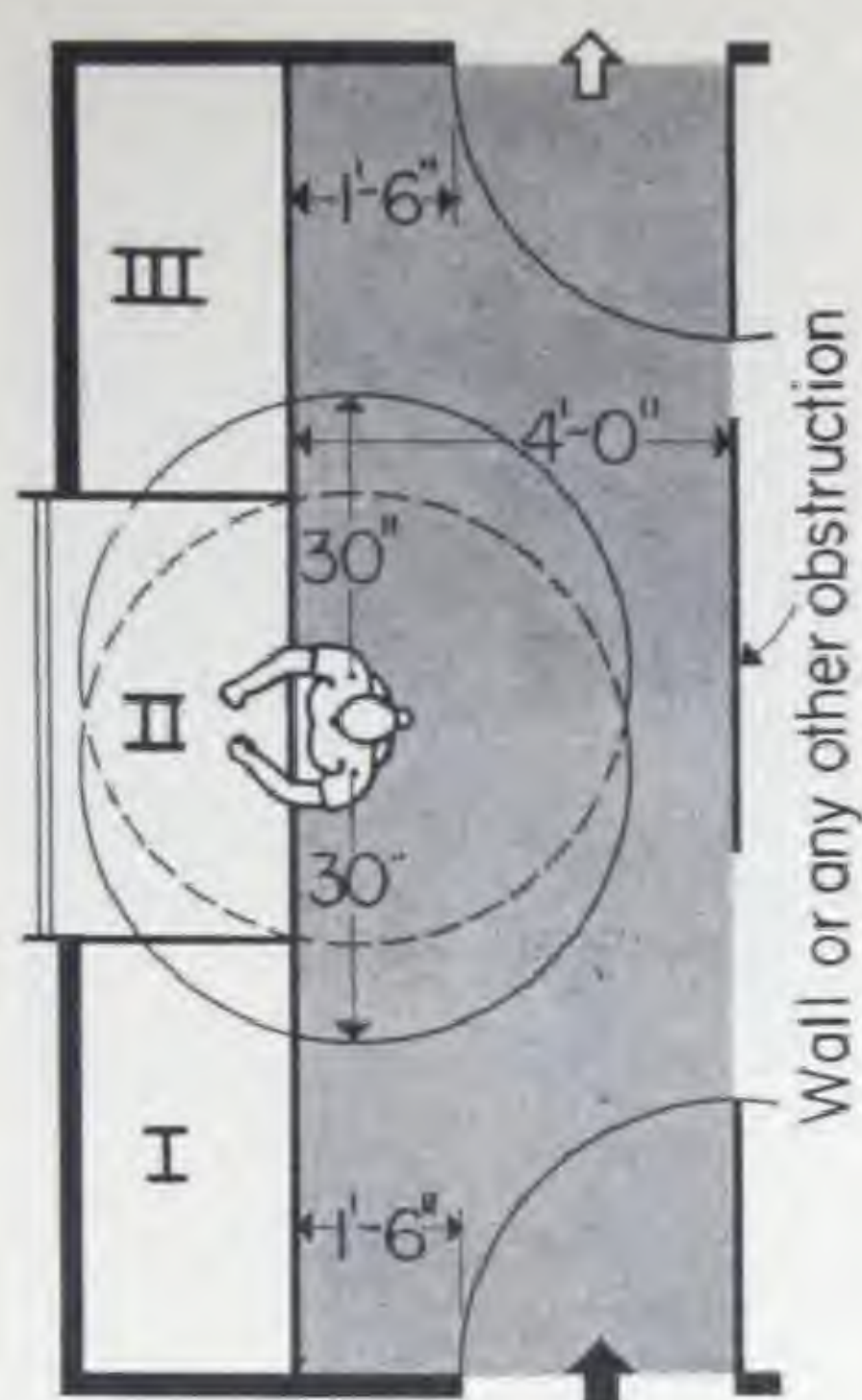
**Arrangement:** As long as operation sequence (from I to III) is preserved, organization of kitchen equipment may be varied to suit other requirements. Of the accompanying layout diagrams, the U-shaped plan is most efficient in that work centers are most closely related and are entirely separated from general traffic areas.

**Work Center Units and Sizes:** Dimensions given are desirable minima to meet average small house requirements and to provide adequate working clearances.

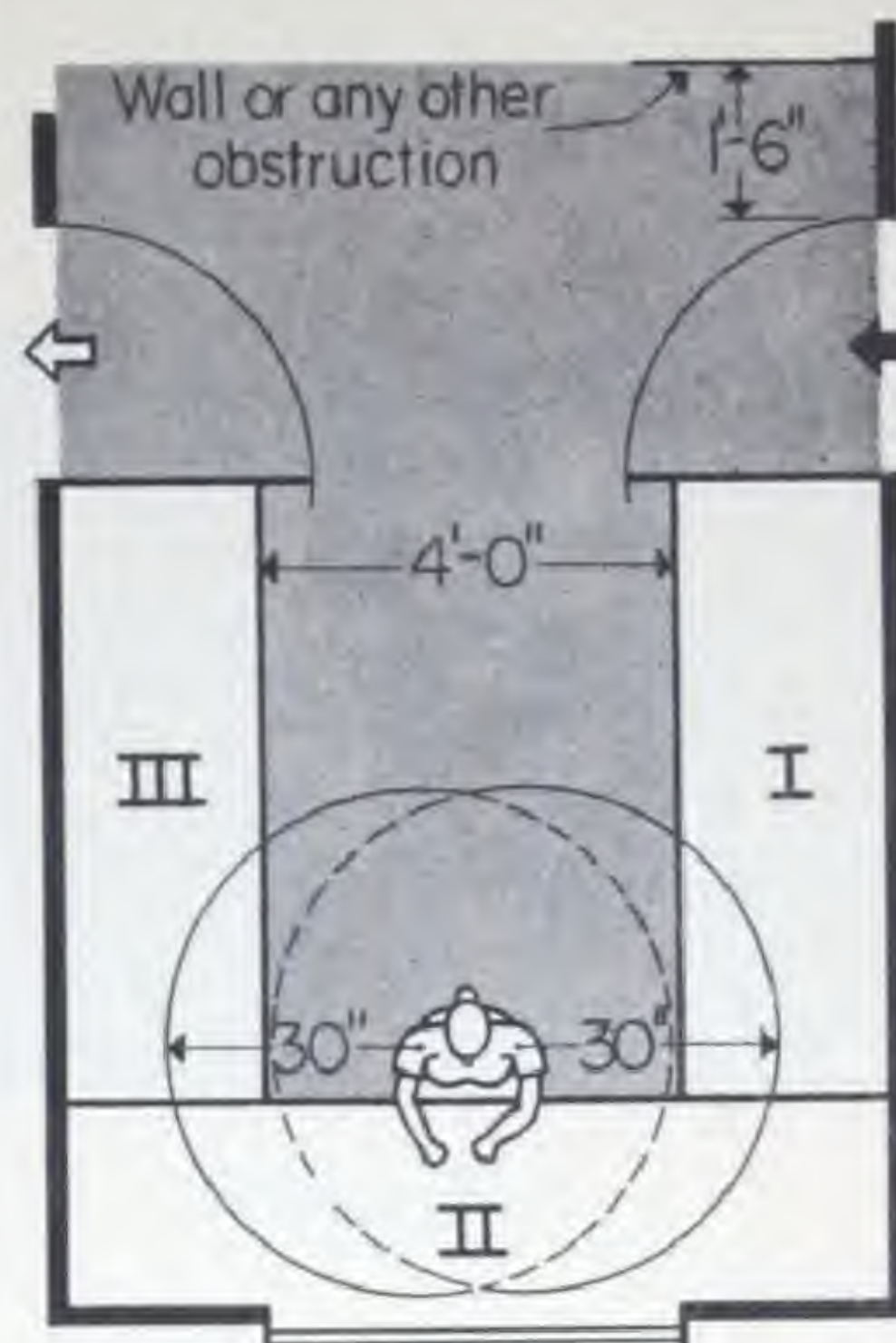
I—Storage and Preparation Centers include a refrigerator for perishable foods, cabinets for other foods, and counter space. Average linear wall space of 4'-10" to 5'-10" should be allowed.

II—Preparation and Cleaning require a sink, cabinets and the greater part of the counter space. Sinks and special equipment vary greatly in size, but linear wall space of 5'-4" to 6'-6" should be allowed.

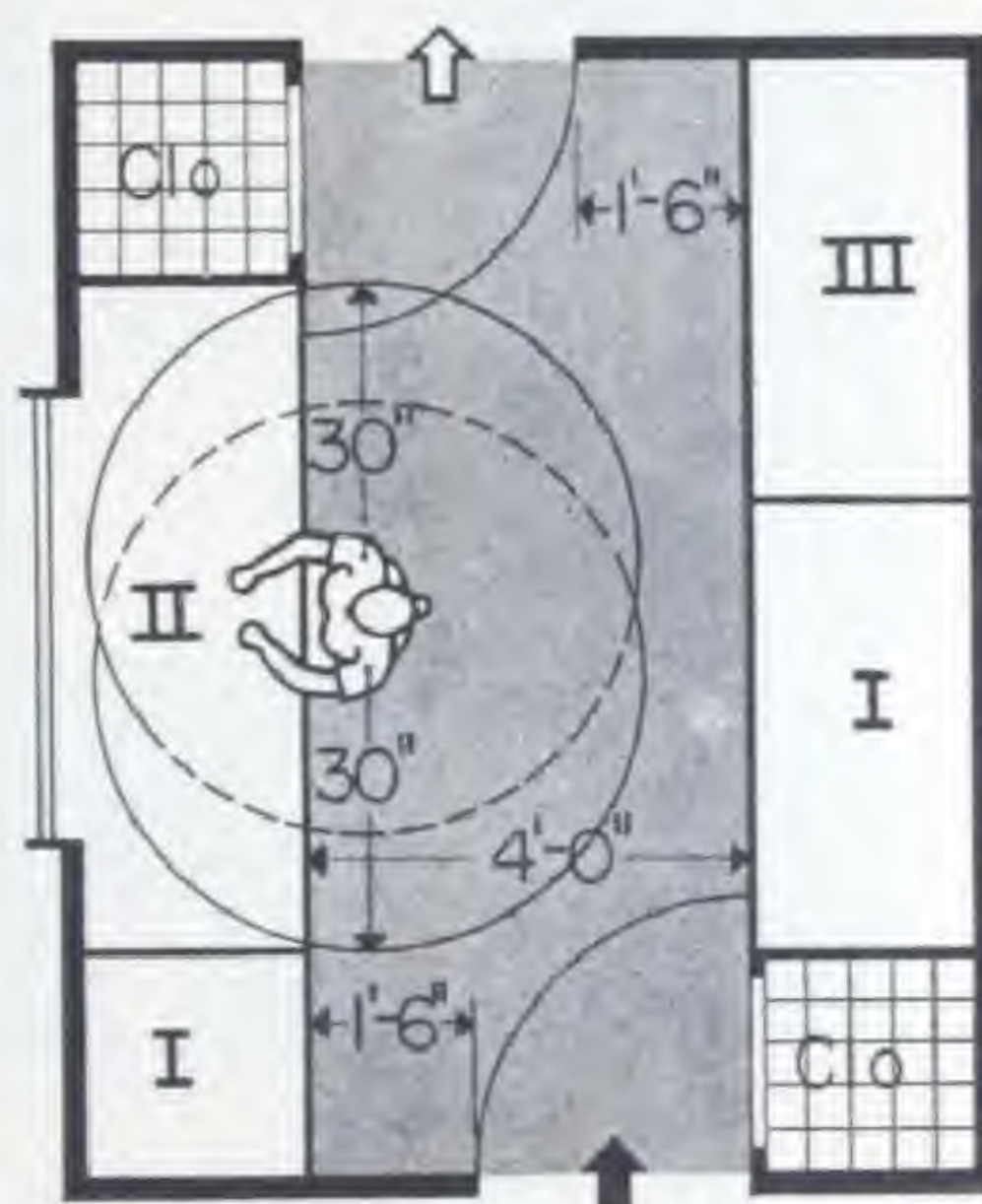
III—Cooking and Serving Centers contain the range, counter space and storage cabinets. Average linear wall space required is 5'-0" to 5'-10".



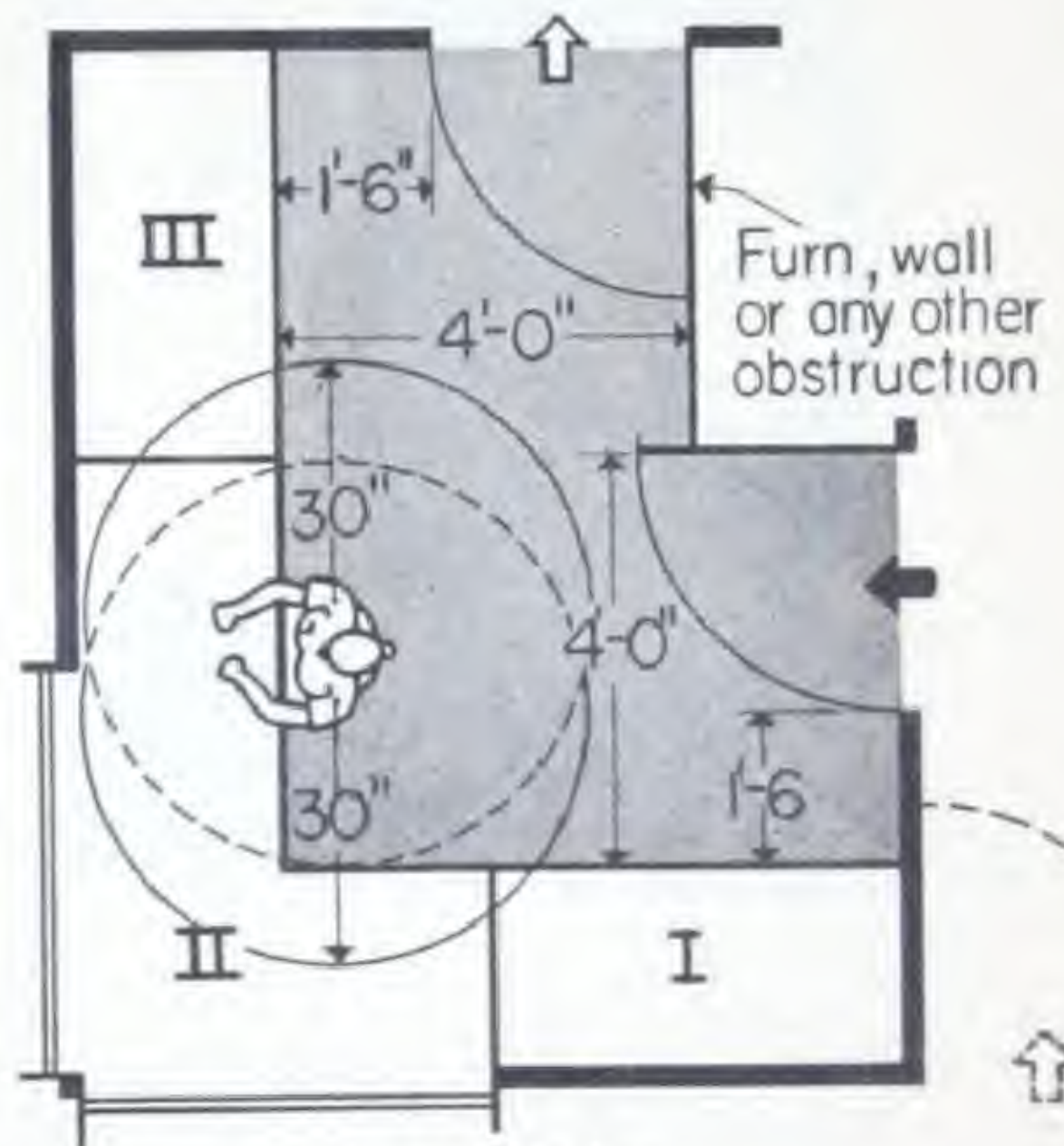
One-wall kitchen



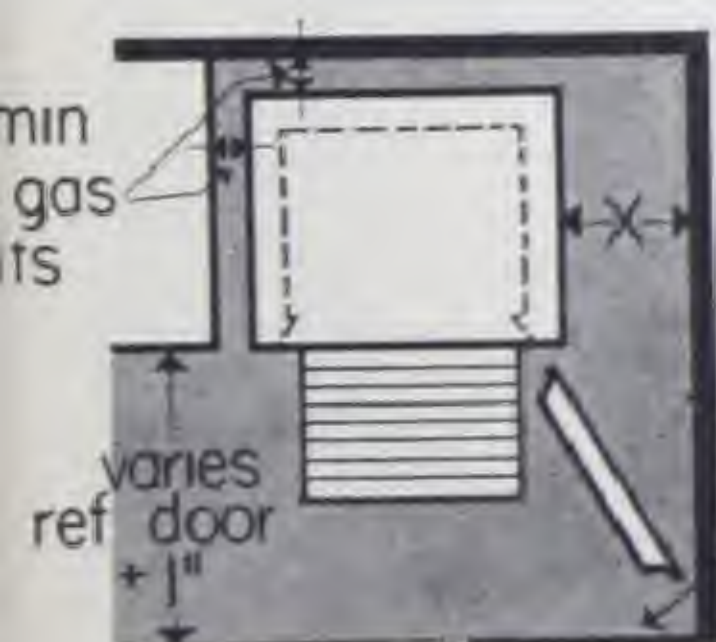
U-shaped kitchen



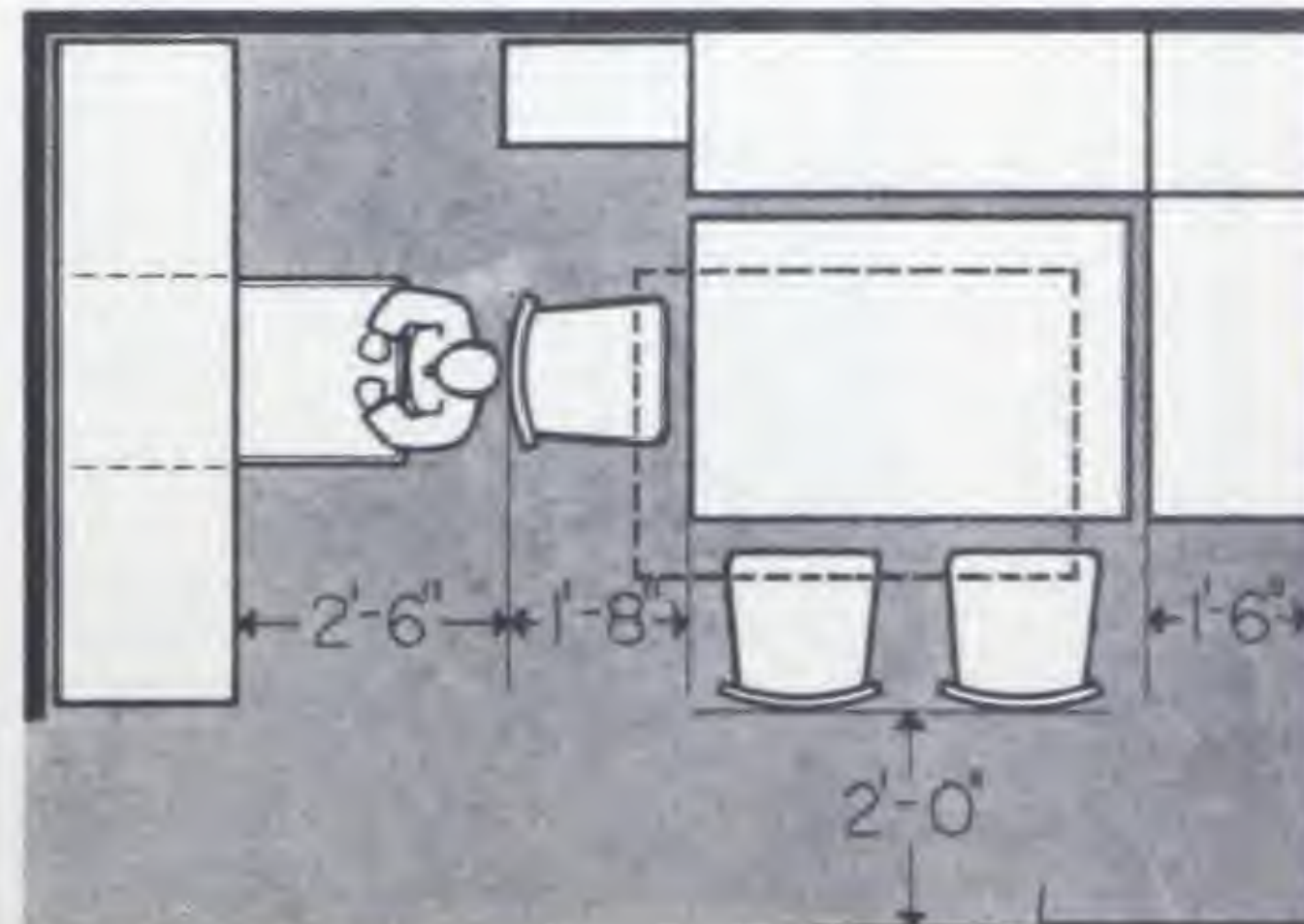
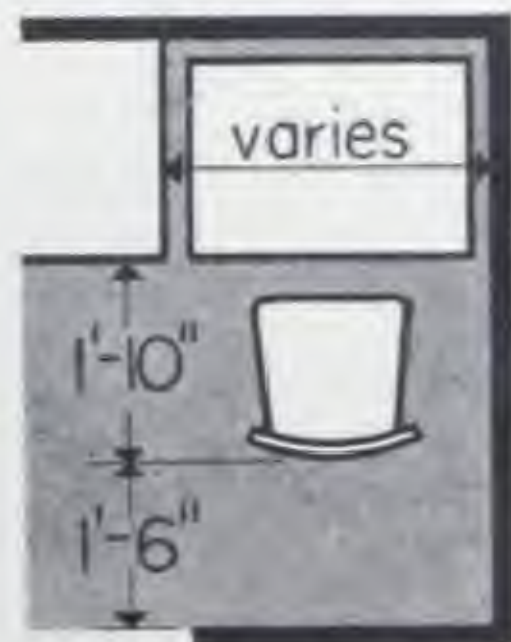
Two-wall or Corridor



L-shaped kitchen



Clearance X required to remove shelves varies from 3" to 10 1/2" depending upon model. Door or any other obstruction



Center: clearances for planning desks. Right: clearances at dining spaces.

Three diagrams showing additional clearances commonly required in kitchens. Left: refrigerator tolerances. Air circulation must be provided; electric types may be built in more closely at sides than gas models if clearance is provided at top, bottom and rear.



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# RELAXATION ACTIVITIES... Sizes, Clearances, Arrangements

DIAGRAMS indicate minimum clearances that should be provided for use of the bedroom furniture shown, dimensions for which are listed below. Many types and sizes of furniture are available; but those listed are most common and can serve as a basis for bedroom design. At least 2" should be allowed as clearance between walls and furniture; 3" between furniture units.

## Beds:

Single (C), metal: 3'-0" to 3'-3" wide; 6'-10" long. Wood: 3'-2" to 3'-6" wide; 6'-10" long.  
Twin (F), metal: 3'-3" wide; 6'-10" long. Wood: 3'-6" to 3'-9" wide; 6'-10" long.  
Three-quarter (E), small, metal: 3'-6" wide; 6'-10" long. Wood: 3'-3" to 4'-0" wide; 6'-10" long.  
Three-quarter (B), large, metal: 4'-0" wide; 6'-10" long. Wood: 4'-2" to 4'-6" wide; 6'-10" long.  
Double, metal: 4'-6" wide; 6'-10" long. Wood: 4'-10" wide; 6'-10" long.  
Roll-away beds, (A): 2'-0" by 5'-0" on edge, 3" clearance on all sides

## Bed Tables (G):

1'-2" to 2'-0" by 1'-0" to 2'-0"

## Bedroom Chairs (H):

Small, 1'-8" by 1'-8"; larger, 2'-6" to 2'-10" by 2'-8" to 3'-2"

## Dressers (3-drawer) (D):

3'-0" to 4'-0" by 1'-6" to 1'-10"

## Chest of Drawers (4-drawer) (D):

2'-8" to 3'-4" by 1'-6" to 1'-10"

## Chaise Lounge:

2'-0" to 2'-4" by 4'-0" to 5'-6"

## Day Bed:

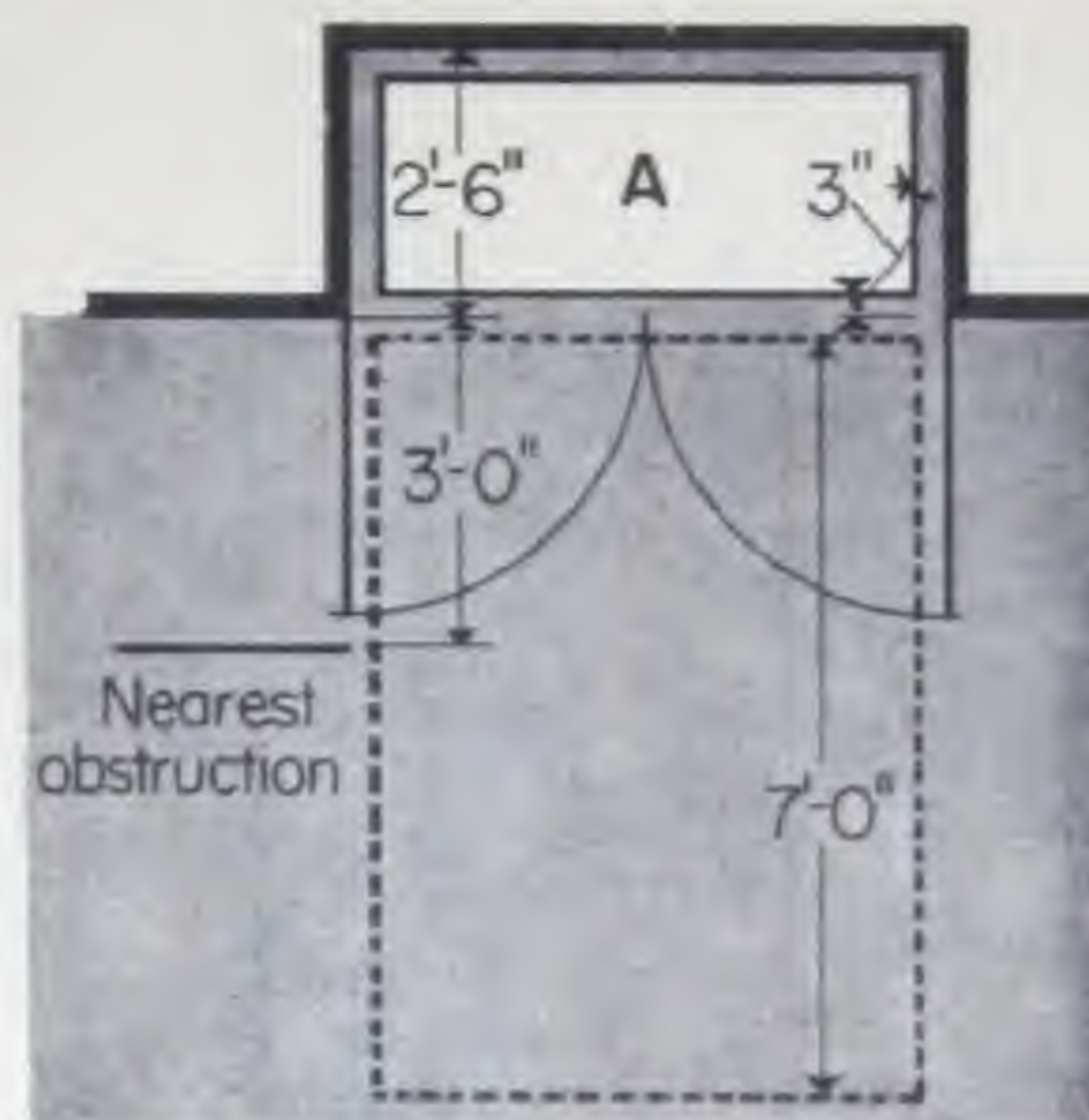
2'-9" to 3'-3" by 6'-2" to 6'-8"

## Dressing Table:

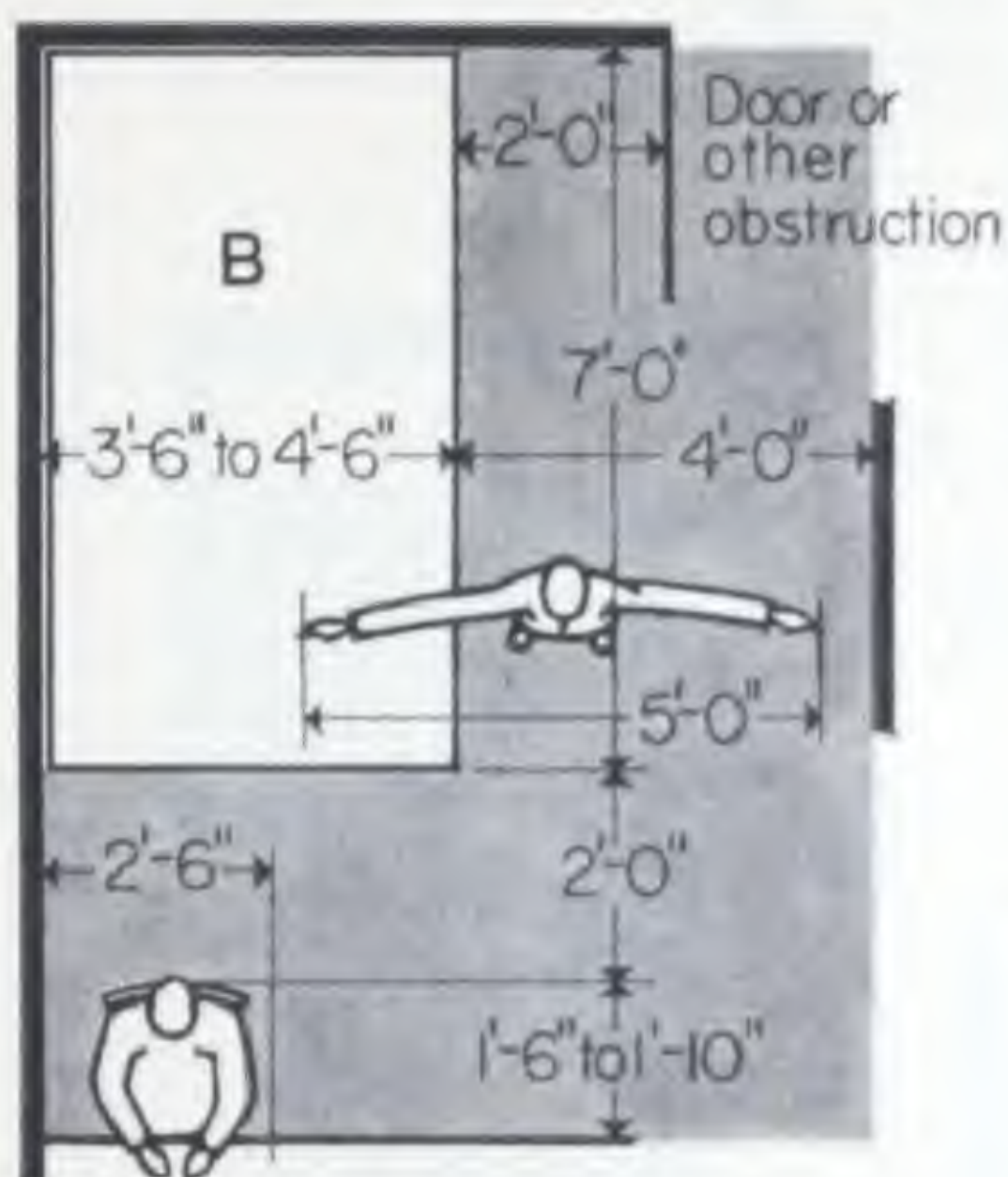
1'-3" to 1'-10" by 3'-0" to 4'-2"



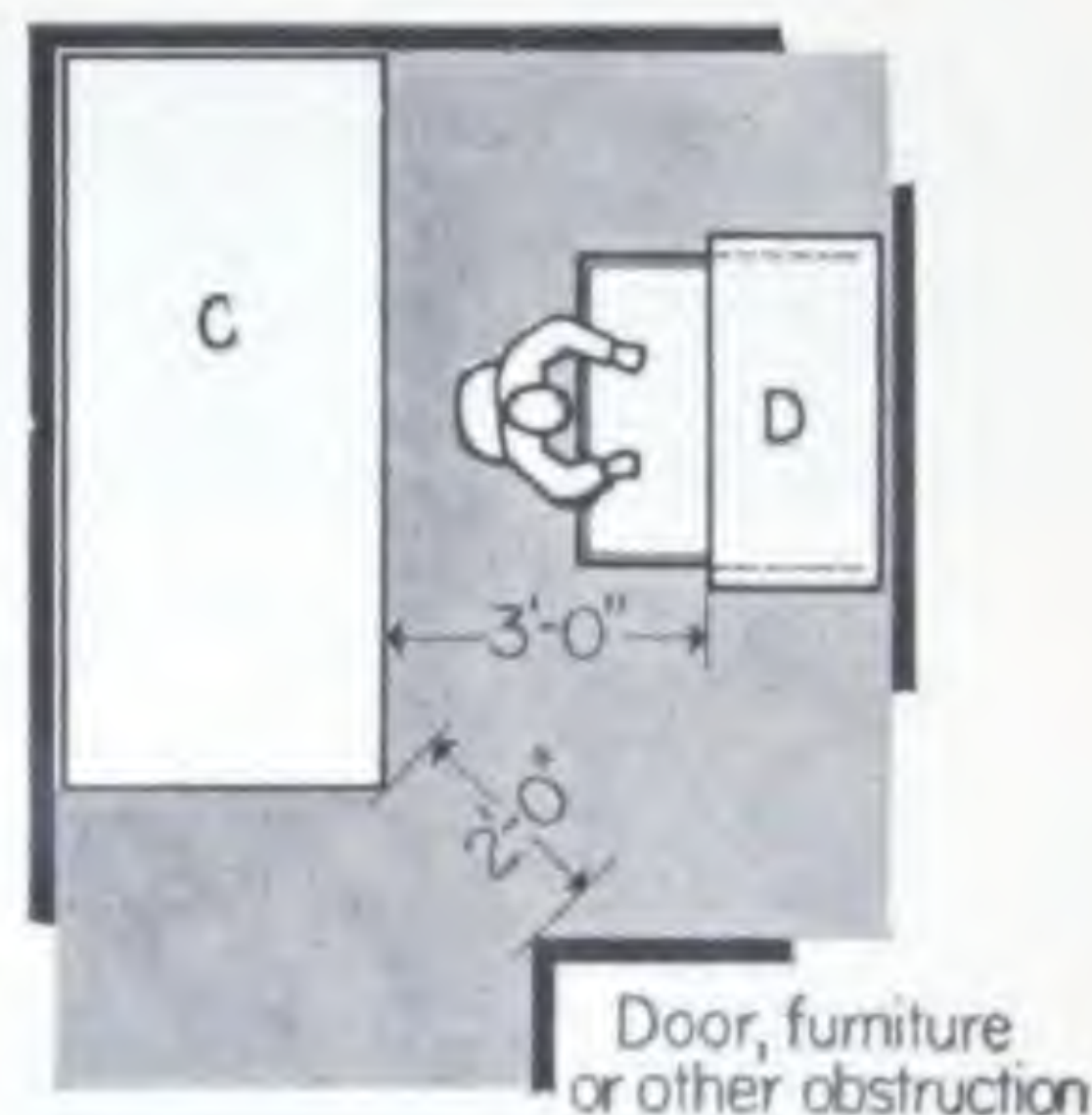
Double-deck bed



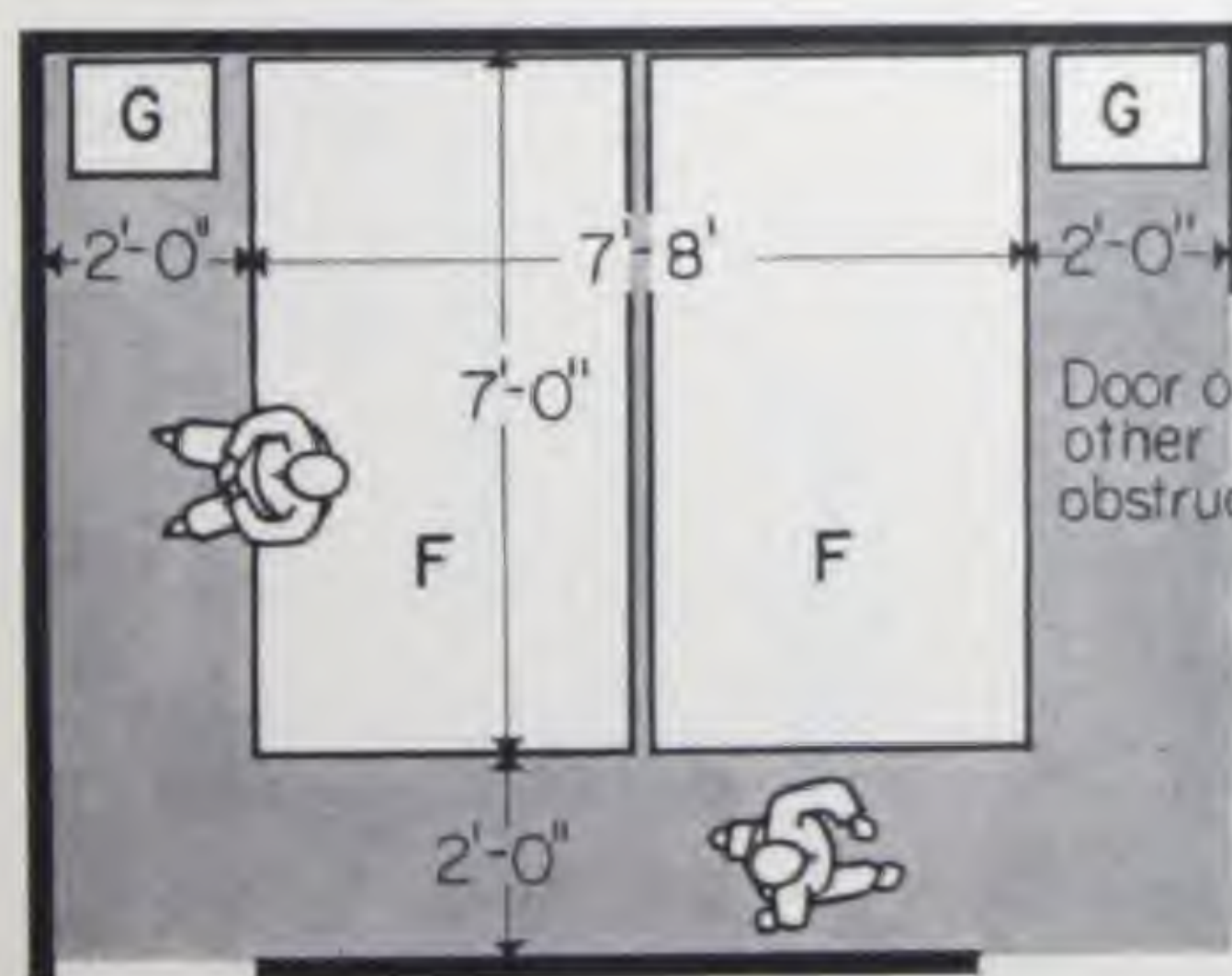
Roll-away bed



Large three-quarter bed



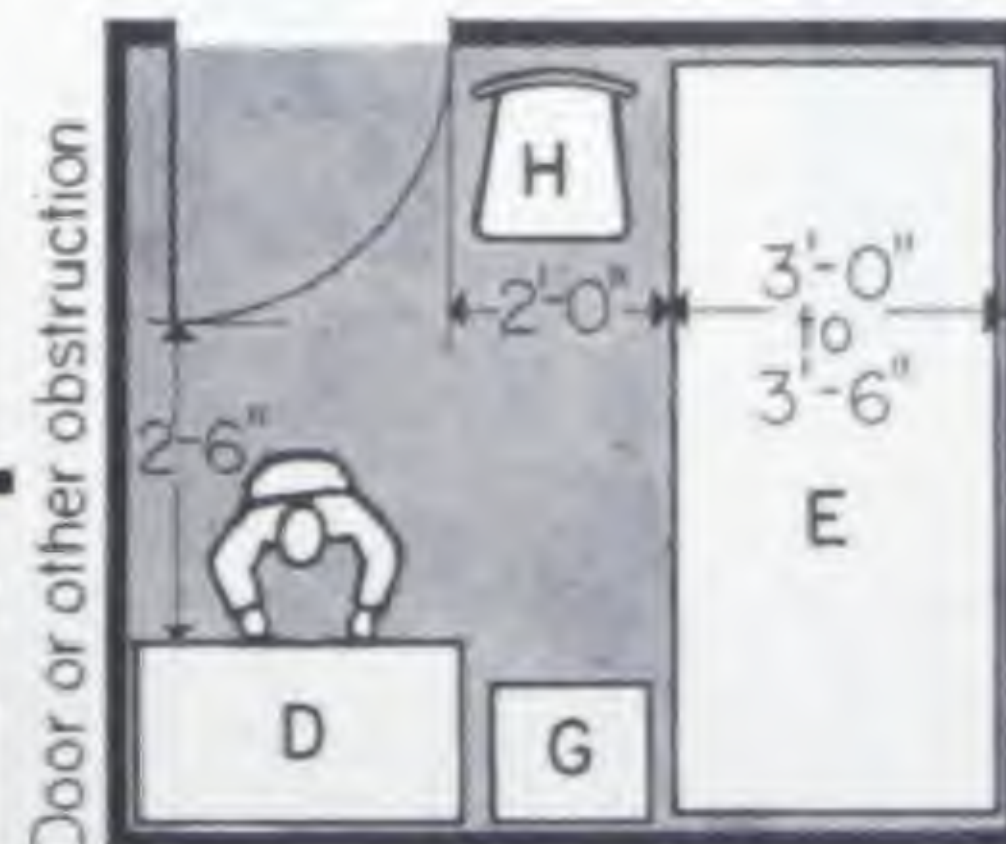
Clearance for dresser



Minimum clearances for twin-bed group



Minimum clearances for single bed and dresser group





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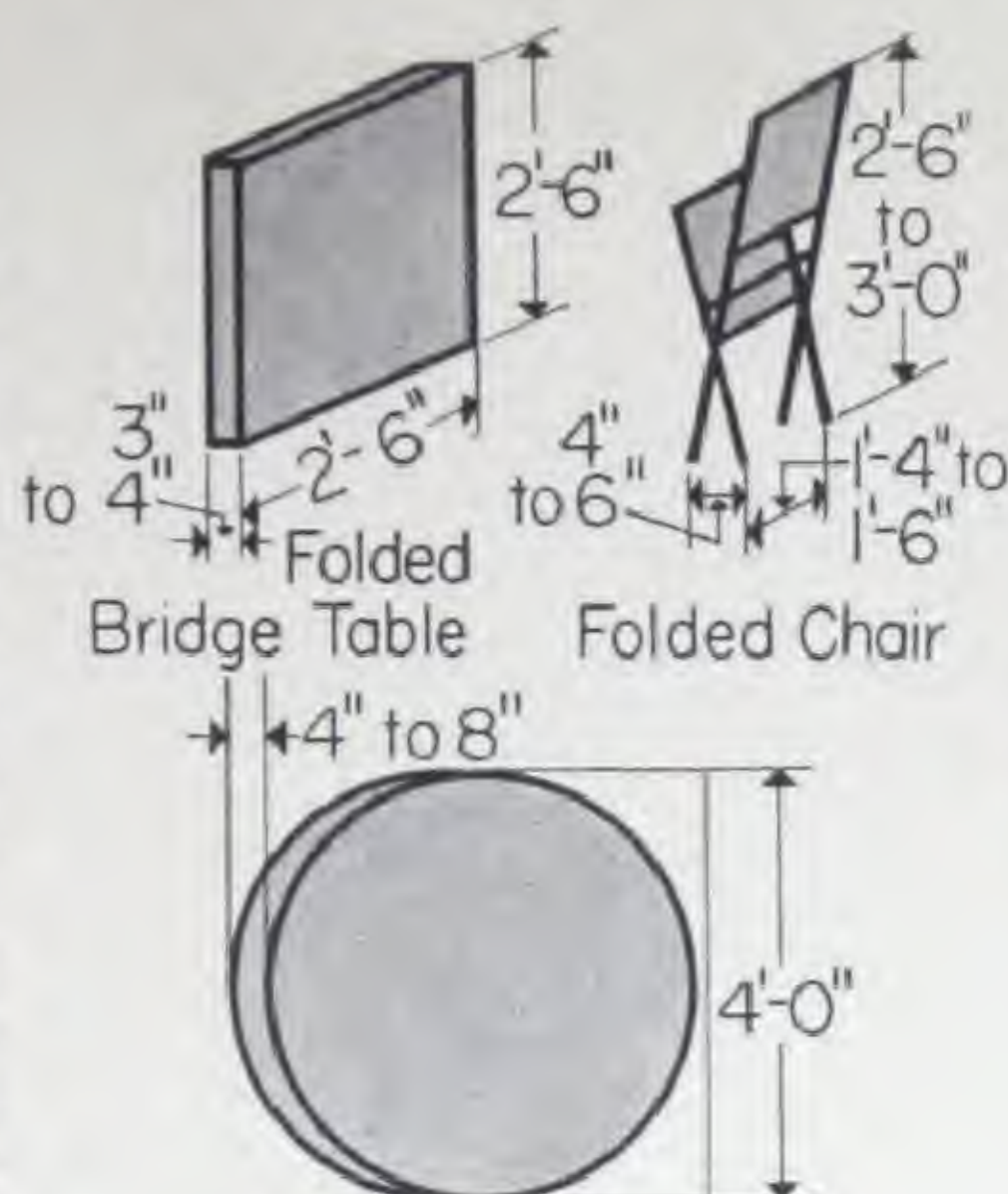
# RECREATIONAL ACTIVITIES... Sizes, Clearances, Arrangements

INDOOR RECREATIONAL activities invariably require definite spaces for equipment and clearances for using it. Not all games occupy floor areas indicated as necessary for those diagrammed on this page. But if interiors are planned to accommodate large units of equipment such as that required for table tennis, and provide necessary playing clearances, spaces will be adequate for many other uses as well.

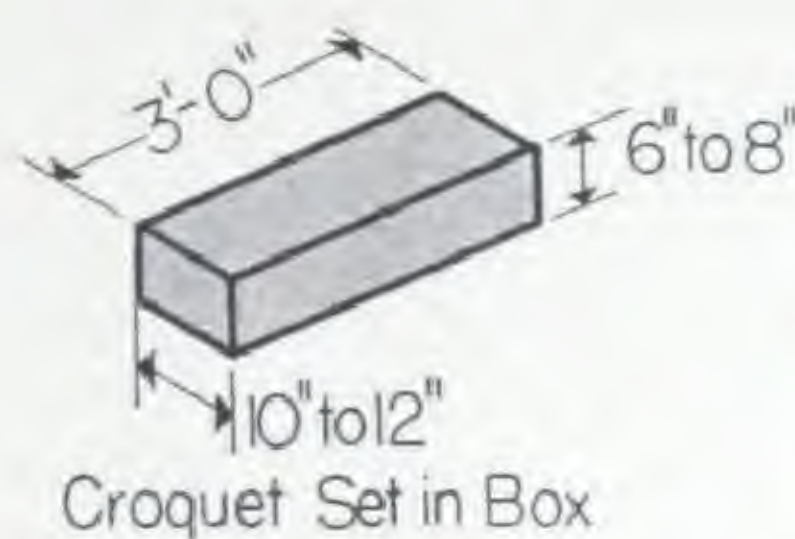
Dimensions of game equipment and floor areas required for its use are both subject to variation. Sizes noted here are comfortable averages, not absolute minima.

Many recreational activities may take place in living or dining rooms. Furniture sizes, clearances and passage widths will be found on pages devoted to living and dining areas, and should be consulted in conjunction with data given here.

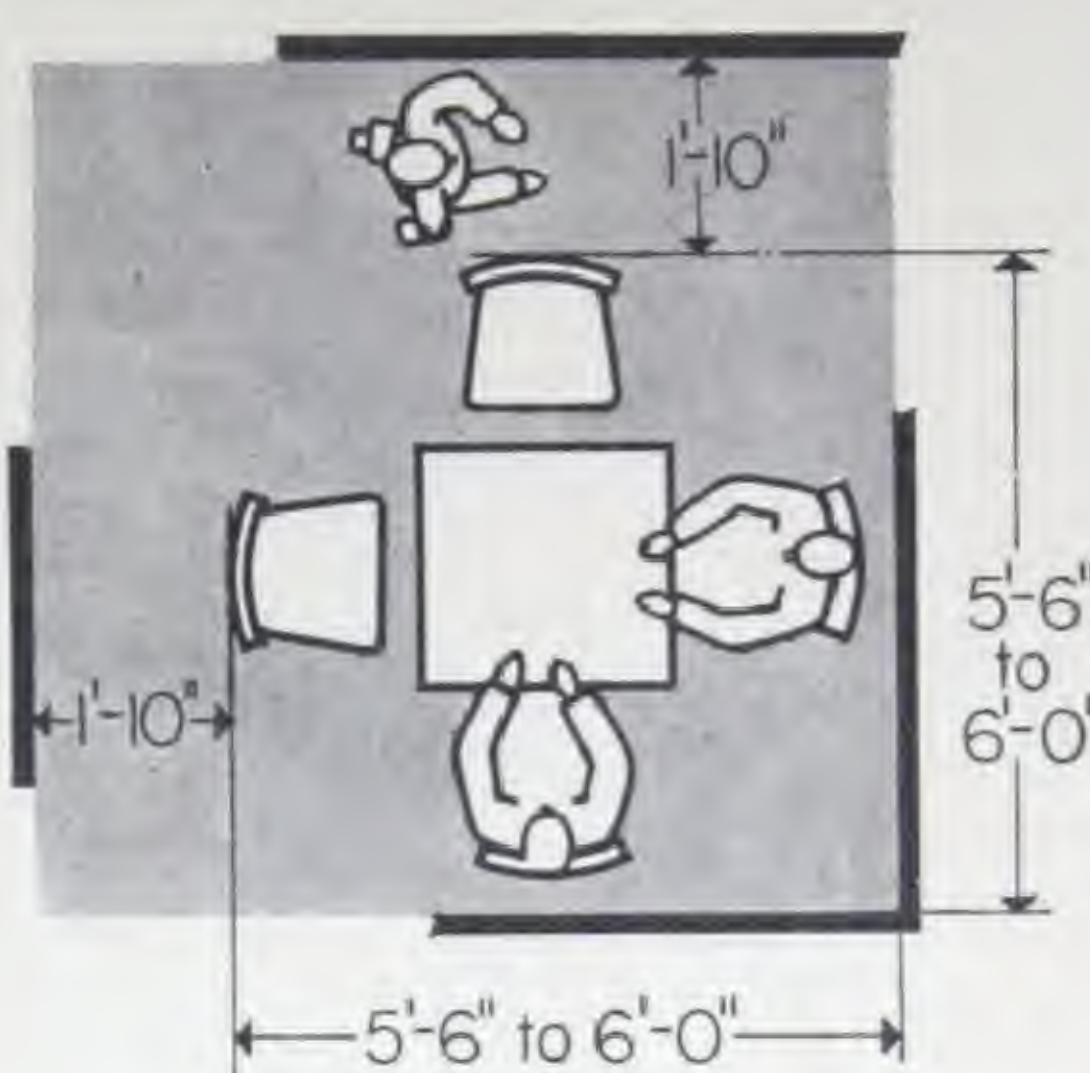
Clearance sizes for the average small automobile, bicycles and baby carriages indicated on the opposite page establish a basis for the design of storage areas for this equipment.



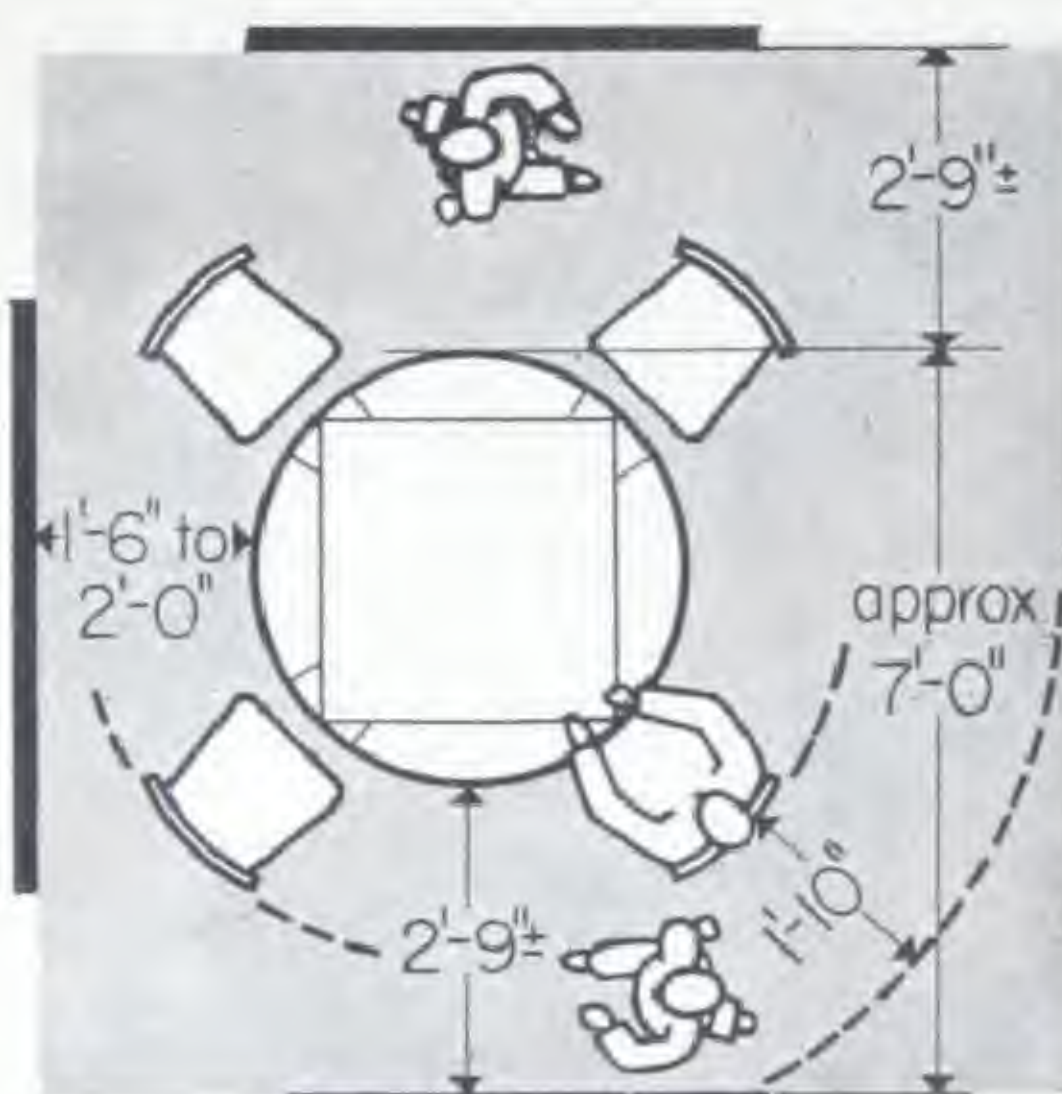
Folded Poker Table



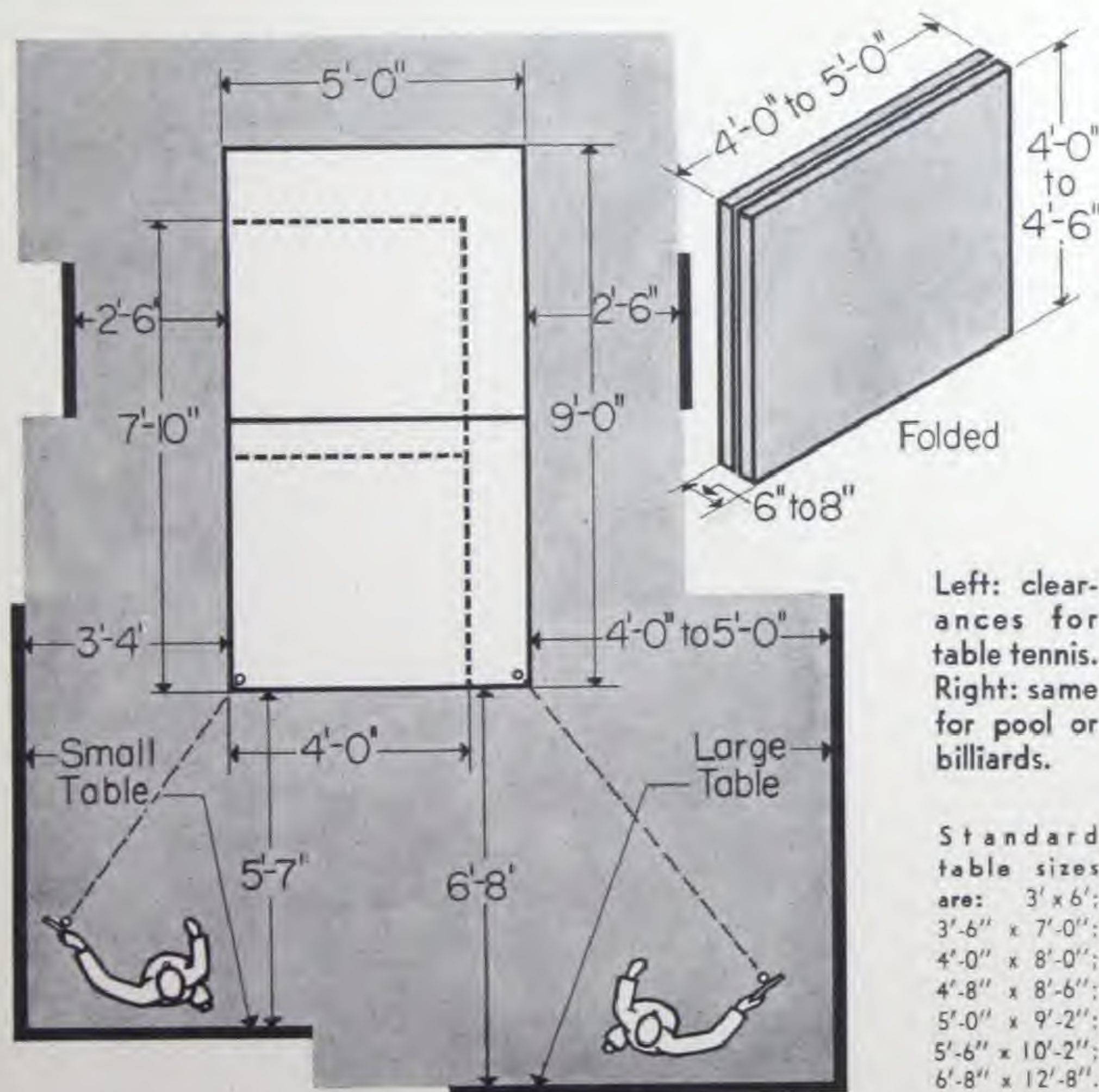
Croquet Set in Box



Clearances for playing bridge

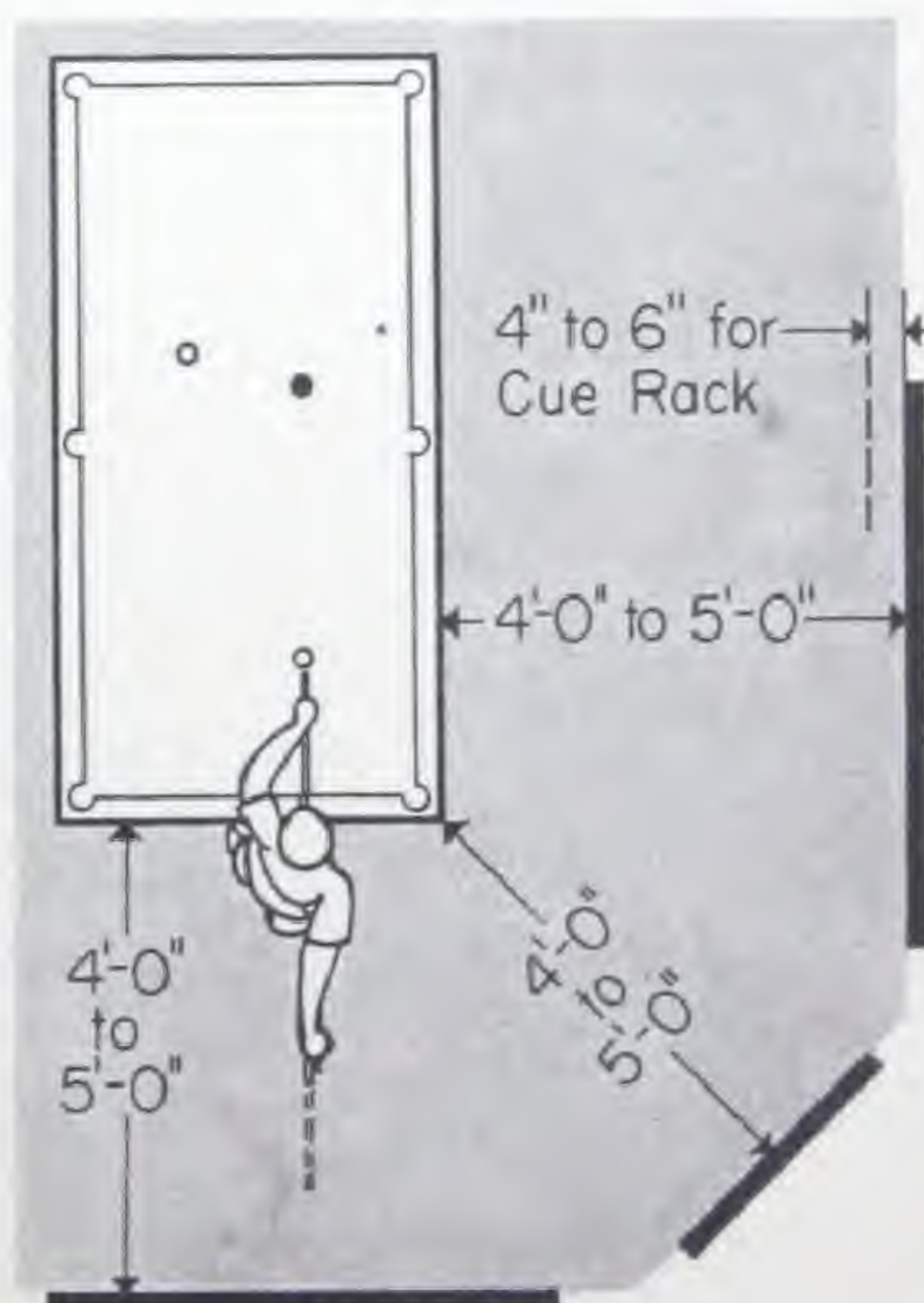


Clearances for playing poker



Left: clearances for table tennis. Right: same for pool or billiards.

Standard table sizes are:  
3' x 6';  
3'-6" x 7'-0";  
4'-0" x 8'-0";  
4'-8" x 8'-6";  
5'-0" x 9'-2";  
5'-6" x 10'-2";  
6'-8" x 12'-8".





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